

THE CITY COUNCIL

OFFICIAL PROCEEDINGS

REGULAR MEETING

Quincy, Illinois, August 12, 2024

The regular meeting of the City Council was held this day at 7:00 p.m. at the Quincy Public Library, 526 Jersey, with Mayor Michael A. Troup presiding.

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

Absent: Ald. Uzelac. 1.

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

The minutes of the regular meeting of the City Council held August 5, 2024, and Township Business held July 8, 2024, were approved on a motion of Ald. Entrup. Motion carried.

Legal Counsel: Corporation Counsel Lonnie Dunn

Ald. Bauer 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 July, 2024

DISBURSEMENTS

Relief orders were issued to 38 cases containing 69 individuals at an average grant per case of \$453.75

	\$17,242.37
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CASH ACCOUNT

Balance July 1, 2024	
GA Checking	\$ 4,960.44
GA Money Market	74,566.40
Property Tax Distribution	31,779.75
Interest	<u>41.07</u>
Total	\$111,347.66
Obligations paid during the month	17,242.37

Balance July 31, 2024

	\$94,105.29
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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

Ald. Bauer, seconded by Ald. Bergman, 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 13 Aldermen voted yea, with 1 absent. Motion carried.

Report Of Town Auditing Committee for August, 2024

<u>Vendor</u>	<u>Amount</u>
Adams	424.82
Alarm Systems	64.95
City of Quincy Self Insurance	45.32
Department of Utilities City of Quincy	200.00
Digital Copy Systems	31.33
Door N More	942.00
Illinois School Supply	293.67
Marco	41.50
O'Donnell's	56.00
Total	<u>2,099.59</u>

Capital Fund

(have been paid, was approved via resolution in November 2023)

Rupp Masonry Construction	255,000.00
Adams County Glass	41,868.88

Total Capital Fund 296,868.88

Committee:

Bauer, Chairman
Bergman

Ald. Bauer, seconded by Ald. Bergman, moved the reports 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.

Trustee Comment

There were no comments.

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

PUBLIC COMMENTS

Ernest Hicks asked questions concerning last week's agenda.

Kathleen Helsabeck, Executive Director of the Quincy Public Library, spoke about United Way of Adams County sponsored Dolly Parton Imagination Library event on September 7th from 10:00 a.m. to 12:00 p.m.

Steve Homan stated that the purchase of the bulldozer is overpriced and asked why the Transit Director is going to receive a 25% pay raise.

PETITIONS

By the Quincy Kiwanis Club requesting permission to hold their "Peanut Day" on August 30th from 7:00 a.m. to 5:00 p.m. at various locations throughout the city.

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

By McDermott Enterprises, LLC requests to subdivide (one lot into two lots) property located at 500-522 South 8th St. under the "small tracts" provision of the Subdivision Ordinance, zoned D1.

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

SALES TAX REPORT

The report of the Illinois Department of Revenue showing sales tax collected for the month of May, 2024 in the amount of \$1,112,095.45 was ordered received and filed on a motion of Ald. Rein. 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 May, 2024 in the amount of \$1,062,313.61 was ordered received and filed on a motion of Ald. Rein. Motion carried.

PROCLAMATION

By Michael A. Troup proclaiming Week of August 12th to August 18th as “Illinois Municipal Treasurer’s Week”
Ald. Reis moved the proclamation be received and filed. Motion carried.

RESOLUTION AUTHORIZING INSPECTION VEHICLE PURCHASE

WHEREAS, the Inspection staff currently drive high mileage secondhand police cars to building, plumbing, electrical and nuisance inspections; and

WHEREAS, the Inspection vehicles are not dependable and experience transmission and other repair issues;

WHEREAS, the City’s Inspection FY 24/25 budget included funding to support the purchase of an inspection vehicle; and

WHEREAS, the City did advertise and seek bids from local auto dealers for new vehicles; and

WHEREAS, Shottenkirk Kia did submit the low bid of \$31,593.03 for a 2025 Kia Sportage.

NOW, THEREFORE, BE IT RESOLVED that the Quincy City Council authorize the purchase of a 2025 Kia Sportage from Shottenkirk Kia for \$31,593.03.

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

RESOLUTION STATING THE CITY’S INTENT TO DESIGNATE A PORTION OF THE CITY OF QUINCY AS A BUSINESS DISTRICT, TO IMPOSE BUSINESS DISTRICT SALES TAXES AND TO INDUCE DEVELOPMENT INTEREST WITHIN SUCH DISTRICT

(Proposed 54th Street Business District)

WHEREAS, the City of Quincy (the “City”) is authorized under the provisions of the Illinois Business District Development and Redevelopment Law, 65 ILCS 11-74.3-3.1 et seq., (the “Business District Law”), to finance business district project costs in connection with business districts established in accordance with the conditions and requirements set forth in the Business District Law; and

WHEREAS, pursuant to the Business District Law, to designate a business district and to impose certain business district sales taxes, it is necessary for the City to adopt a business district plan, designate a business district on the basis of finding that the area qualifies pursuant to statutory requirements, and make a finding that the business district, on the whole, has not been subjected to growth and development through private enterprise and would not reasonably be anticipated to be developed or redeveloped without the adoption of a business district plan; and

WHEREAS, the City desires to conduct an eligibility analysis to determine whether findings may be made with respect to an area of the City (referred to as the 54th Street Business District or the “Business District”), to designate it as a business district and qualify the said district as a “blighted area”, as defined in the Business District Law, and conduct other research necessary to document the lack of growth and development through private enterprise; and

WHEREAS, the boundaries of the proposed Business District being considered are generally delineated on Exhibit A attached hereto, and the actual Business District to be designated may contain more or less land than that shown on Exhibit A; and

WHEREAS, the City will be expending certain funds to determine if the proposed Business District can meet the definition of a blighted area and to prepare the business district plan (the “Plan”) if the City decides to implement the Plan for all or a portion of the proposed Business District; and

WHEREAS, the City may expend other funds in furtherance of the objectives of the anticipated Plan; and

WHEREAS, it is the intent of the City to recover these expenditures from proceeds of the Business District, if established; and

WHEREAS, the City wishes to encourage The Otis Company (the “Developer”) to pursue plans for the redevelopment of a portion of the proposed Business District into a multi-lot, commercial development and make such expenditures as are reasonably necessary in that regard with confidence that certain Business District project costs will be reimbursable costs under the Plan once adopted and subject to a written agreement between the City and Developer; and

WHEREAS, the purpose of the proposed Plan is to generate approximately \$9 million of private investment in the Business District, thereby eliminating or reducing blighted conditions and providing for the long-term sound growth of the community; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Quincy, Illinois as follows:

1. That the City Council has examined the proposed area and circumstances and at this time believes that it is reasonable to believe that a business plan can be adopted and business taxes imposed for said district and expenditures of development costs incurred in furtherance of the Plan should be allowable project costs, provided that this resolution is not a guarantee that any such plan will be adopted, but rather an expression of the sense of the City at this time.

2. The person to contact for additional information about the proposed Business District and who should receive all comments and suggestions regarding the development of the district shall be:

Chuck Bevelheimer
Director of Planning
(217) 228-4515
730 Maine Street
Quincy, IL 62301

3. The Mayor and appropriate City officials are hereby authorized and directed to negotiate the terms of a written business district incentive agreement between the City and The Otis Company that is suitable to both parties and bring such agreement before the City Council for its consideration and approval, provided that any such agreement, including the imposition of business district sales taxes by the City, as may be contemplated therein, shall not be effective unless and until the City Council has so approved of such agreement, all applicable requirements under the Business District Law to render the same effective are met, and the agreement is duly executed by the City and The Otis Company.

4. That this resolution does not constitute a financial obligation of the City with respect to The Otis Company or the proposed project, but rather an expression of intent of the City at this time.

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

RESOLUTION

WHEREAS, the City of Quincy utilizes an unused trench at the closed Municipal Landfill #4 for the disposal of clean construction debris that results from the maintenance and repair of the City's streets, sidewalks, and underground water and sewer infrastructure; and,

WHEREAS, the City requested quotes for the purchase of a used bulldozer for use at the landfill to assist with the disposal of the construction debris; and,

WHEREAS, the low quote from Luby Equipment of Quincy, Illinois, offers the purchase of a 2017 Case 1650M XLT bulldozer at the cost of \$183,139.00; and,

WHEREAS, the City is currently leasing this piece of equipment and has found it meets the requirements needed for use at the construction debris disposal site; and,

WHEREAS, funding for this purchase is available in the 2024/2025 Central Services fiscal year budget.

NOW, THEREFORE BE IT RESOLVED, that the Director of Public Works, Director of Central Services, and Central Services Committee recommend to the Mayor and Quincy City Council that normal bidding requirements be waived and the quote from Luby Equipment of Quincy, Illinois in the amount of \$183,139.00 for the purchase of 2017 Case 1650M XLT bulldozer be accepted.

Jeffrey Conte, P.E.
Director of Public Works

Ald. Rein moved to amend the resolution to have the amount be \$168,238, seconded by Ald. Entrup. Motion carried.

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

RESOLUTION

WHEREAS, the Department of Utilities requires the purchase of tanks for the storage of chemicals that are used for the treatment of drinking water at the Water Treatment Plant; and,

WHEREAS, the City recently requested bids for the furnishing and delivery of four (4) 1,900-gallon chemical storage tanks and the following bids were received:

Maas Tank	
Middleboro, Massachusetts	\$29,467.60
Hydro-Kinetics Corporation	
St. Louis, Missouri	\$27,615.50

Technology International
Lake Mary, Florida \$24,240.00
Design Plastic Systems, Inc.
Norristown, Pennsylvania \$20,620.00

WHEREAS, the Director of Public Works has reviewed the bids and finds them to be acceptable for consideration; 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 recommends to the Mayor and Quincy City Council that the low bid from Design Plastic Systems, Inc. of Norristown, Pennsylvania for the furnishing of four (4) chemical storage tanks at the total cost of \$20,620.00 be accepted.

Jeffrey Conte, P.E.
Director of Public Works

Ald. Reed 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.

RESOLUTION

WHEREAS, the City of Quincy advertised for proposal for a three (3) year copier rental program with the option to negotiate the terms; and

WHEREAS, the City of Quincy is a home rule unit of local government pursuant to the provision of Sec. 6, Article VIII (Local Government) of the Constitution of the State of Illinois, and

WHEREAS, this Resolution is being adopted pursuant to such authority and such other authority as may be established by law.

WHEREAS, the Information Technology Department is charged with maintaining the city's computer systems including all copier and printing functions; and

WHEREAS, the City received proposals from two vendors that included three and five year pricing options; and

WHEREAS, after review of the proposals, it was determined that a five year rental program was in the best interests of the City; and

WHEREAS, the Director of Information Technology and the Technology Committee has reviewed the proposals; now

THEREFORE BE IT RESOLVED, the Technology Committee and the Director of Information Technology recommend to the Mayor and City Council that the low proposal from The Business Centre for a 5-year copier rental program at an estimated cost of \$20,102.16 per year be accepted and that the Mayor is authorized to execute the necessary lease and maintenance agreements.

Mark Dumanowsky
Information Technology Director

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

RESOLUTION

WHEREAS, it is the responsibility of the City of Quincy Information Technology Department to oversee the development and administration of the City of Quincy's website; and,

WHEREAS, the City of Quincy's current website is hosted by Granicus; and,

WHEREAS, the City of Quincy Information Technology Department wishes to upgrade the City's website to the Granicus Government Experience Service Cloud Essentials platform, which will provide increased functionality for City of Quincy staff and a more positive user experience for residents, businesses, and other visitors to the City of Quincy's website; and,

WHEREAS, the City of Quincy Information Technology Department has received a proposal from Granicus in the amount of \$35,200.00 for the Government Experience Service Cloud Essentials platform, of which \$11,700.00 is for one-time fees and \$23,500.00 is for annual subscription fees beginning December 26, 2024; and,

WHEREAS, the prorated cost to upgrade to the Government Experience Service Cloud Essentials platform for the current maintenance period expiring December 26, 2024, is an additional \$6,842.31, for a total project of \$42,042.31; and,

WHEREAS, the Government Experience Service Cloud Essentials platform is proprietary to Granicus, thereby making Granicus a sole-source provider; and,

WHEREAS, funding for this project 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 proposals from Granicus in the amount of \$42,042.31 for the Government Experience Service Cloud Essentials platform upgrade be approved.

Mark Dumanowsky
Information Technology Director

Ald. Ebbing moved for the adoption of the resolution, seconded by Ald. Reed, 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 Amending Title VII (Traffic Code) Of Chapter 82 (No Parking Zones) Of The Municipal Code Of The City Of Quincy Of 2015. (“No Parking Zone” on both the west and east sides of North 30th Street between Broadway and Chestnut Streets, and that prior parking restrictions on this section of North 30th Street be removed.)

Ald. Mays moved for the adoption of the ordinance, seconded by Ald. Hultz, and on a roll call each of the 13 Aldermen voted yea, with 1 absent.

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

ORDINANCE

Adoption of an Ordinance entitled: An Ordinance Amending Title VII (Traffic Code) Of Chapter 82 (No Parking Zones) Of The Municipal Code Of The City Of Quincy Of 2015. (Adding parking in the parkway on the east side of North 2nd Street, from Locust Street north to the alley.)

Ald. Entrup moved for the adoption of the ordinance, seconded by Ald. Ebbing, and on a roll call each of the 13 Aldermen voted yea, with 1 absent.

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

ORDINANCE

Second presentation of an Ordinance entitled: An Ordinance Amending The District Map Which Is Made A Part Of Section 162.002 Of The Municipal Code Of The City Of Quincy Of 2015. (Rezone 2251 North 5th Street from R1C (single-family residential) to C2 (general commercial) and 2301 North 5th Street from R1A (single-family residential) to C2 (general commercial), to allow for further commercial use.

ORDINANCE

Second presentation of an Ordinance entitled: An Ordinance Granting A Special Use Permit For A Planned Development. (To allow for outdoor storage at 330 South 5th Street, 419 Kentucky Street and 421 Kentucky Street.)

ORDINANCE

Second presentation of an Ordinance entitled: An Ordinance Providing For The Issuance Of Not To Exceed \$21,000,000 General Obligation Bonds Of The City Of Quincy, Adams, County, Illinois, For The Purpose Of Financing Water And Sewer Projects, Providing For The Levy And Collection Of A Direct Annual Tax Sufficient To Pay The Principal And Interest On Said Bonds, And Authorizing The Sale Of Said Bonds To The Purchaser Thereof.

ORDINANCE

Second presentation of an Ordinance entitled: An Ordinance Amending Title VII (Traffic Code) Of Chapter 72 (Rules Of The Road) And Title I (Rules Of Construction; General Penalty) Of The Municipal Code Of The City Of Quincy Of 2015.

(Amend Seat Belt violations to a notice of violation (NOV) with the fine set at \$75.)

ORDINANCE

First presentation of an Ordinance entitled: An Ordinance Of The City Of Quincy, Adams County, Illinois, To Set A Date For A Public Hearing On The Proposed Quincy 54th street Business District.

REPORT OF FINANCE COMMITTEE

Quincy, Illinois, August 12, 2024

	Transfers	Expenditures	Payroll
City Hall.....		2,305.80	
Planning & Dev	4,143.00		
Transit	36,500.00		
Garbage.....	114,357.00		

Building Maintenance.....		337.04		
Comptroller.....		27.69		
Legal Department.....		42.61		
Commissions.....		287.22		
IT Department.....		5,386.11		
Police Department.....		38,370.94		
Fire Department.....		33,049.57		
Public Works.....		81,196.95		
Engineering.....		19,482.34		
Tax Distribution/Subsidies.....		83,921.33		
GENERAL FUND SUBTOTAL	155,000.00	264,407.60		0.00
Planning and Development.....		2,190.97		
Housing Resource Fund.....		122.00		
911 Surcharge Fund.....		1,595.21		
Traffic Signal Fund.....		569.10		
Econ Dev Growth Fund.....		49,286.98		
Police Dept. Grants.....		1,957.61		
Police Donations Fund.....		424.80		
Transit Fund.....		1,609.12		
Capital Projects Fund.....		185,794.48		
Water Fund.....		50,818.90		
Sewer Fund.....		166,332.50		
Quincy Regional Airport Fund.....		22,915.99		
Titan Hangar Fund.....		187,422.62		
Municipal Dock.....		90.00		
Garbage Fund.....		39,893.42		
Central Garage.....		21,800.13		
Self Insurance.....		1,380.24		
Health Insurance Fund.....		285.00		
Econ Dev Revolv Loan Fund.....		6,619.23		
Sister City Commission Fund.....		87.20		
Lincoln Bicentennial Comm.....		835.82		
BANK 01 TOTALS	155,000.00	1,006,438.92		0.00
Motor Fuel Tax.....		1,790.70		
IHDA Grant Fund.....		1,651.30		
ALL FUNDS TOTAL	155,000.00	1,009,880.92		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 the following vote resulted: Yeas: Ald. Fletcher, Entrup, Bauer, Hultz, Mays, Sassen, Rein, Ebbing, Reis, Reed, Holtschlag. 11. Nays: Ald. Bergman, Farha. 2. Absent: Ald. Uzelac. 1. Motion carried.

NEW BUSINESS

Ald. Fletcher stated he would like the meetings back in the City Council chambers.

Ald. Entrup asked Public Work Director Jeffrey Conte when Central Services was going to spray for mosquitos. Jeffrey Conte stated that mosquito spraying has been discontinued for the last few years.

Ald. Bergman asked IT Director Mark Dumanowsky why the City Council meeting videos have not been posted on the City's website since June 12, 2023. Mark Dumanowsky stated that he will look into it.

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

LAURA OAKMAN
City Clerk