



City Council

City Council Chambers ♦ 230 West Stephenson Street ♦ Freeport, IL 61032

MINUTES REGULAR MEETING Monday, September 15, 2008

CALL TO ORDER

The meeting was called to order by Mayor George Gaulrapp at 6:00 p.m. with a quorum being present on Monday, September 15, 2008, in City Council Chambers of City Hall.

ROLL CALL

Present on roll call were council members Bush, DeVine, Endress, Helms, O'Neill, Corbin, Klemm, and Boldt (8). Also present were Corporation Counsel Sarah Griffin and city department heads.

PLEDGE OF ALLEGIANCE

At this time, the Pledge of Allegiance was led by Alderman Bush.

APPROVAL OF AGENDA

Alderman Endress motioned for approval of the agenda as presented, seconded by Alderwoman O'Neill. Motion passed by voice vote without dissent.

PROCLAMATIONS/PRESENTATIONS

- Jackie Nieman of ADA Commission presented a PowerPoint describing in detail the City of Freeport's Americans with Disabilities Act Self-Evaluation. Information included various points of review including the notice and grievance procedures, effective communications, emergency communications, website accessibility, curb ramps and pedestrian crossings, and emergency management. In the fall of 2007, commission members utilized a technical assistance tool kit created by the Civil Rights Division of the Department of Justice. The commission's findings were included in the presentation including communication of the ADA grievance procedure, website accessibility to all persons with disabilities, and various improvements of curb ramps and pedestrian crossings of which a list was provided to the City.
- 2008 Denny Garkey Awards for Outstanding Citizen Leadership were presented to Nicole Bauer, Ed Finch, and the Lincoln-Douglas Sesquicentennial Commission.

APPROVAL OF MINUTES

A motion to approve the minutes from the regular meeting on Tuesday, September 2, 2008 was made by Alderman O'Neill, seconded by Alderman Endress. Motion passed by voice vote without dissent.

PUBLIC COMMENTS – AGENDA ITEMS

There was no one signed up for public comments on agenda items this evening.

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CONSENT AGENDA

- A. Approval to Receive and Place on File:
 - 1) Freeport Police Department Activity Report for August 2008
 - 2) Freeport Fire Department Activity Report for August 2008
 - 3) Community Development Reports for August 2008; Cash & Miscellaneous Receipts, Building Permits, and Electrical, HVAC, Plumbing and Signs Permits
- B. Approval of Water and Sewer Bills Payable (#135, 137, 139) --- \$156,764.63
- C. Approval of Payroll for pay period ending August 30, 2008 --- \$401,029.13
- D. Approval of Bills Payable (#134, 136, 138, 140) ---- \$399,247.57

Motion to approve the Consent Agenda items as presented –Endress

Second – O’Neill

Roll Call Vote – Ayes: Bush, DeVine, Endress, Helms, O’Neill, Corbin, Klemm, and Boldt (8)

Nays – None (0)

Motion passed 8-0 and the Consent Agenda items were approved.

COMMUNICATION TO COUNCIL

The following item was included in the council packets for this meeting:

- Larson & Darby Group Analysis and Recommendations to Stabilize the Exterior Shell of the Powerhouse Building in the Rawleigh Complex as submitted to the Rawleigh Collaboration Team

ORDINANCES – SECOND READING

2ND READING OF ORDINANCE #2008-54:

An Ordinance Amending Chapter 480, Section 480.22 (Courtesy Zones Fifteen and Thirty – Minute Parking Zones) and Section 480.24 (Handicapped Persons and Disables Veterans) of the Codified Ordinances of the City of Freeport – regarding parking at the US Post Office

The first reading of this ordinance was held on September 2, 2008. A motion to approve was given by Alderman O’Neill, seconded by Alderman Helms and the ordinance was automatically laid over. The second reading of this ordinance was held and there was no further discussion.

ACTION ITEMS

Appointment:

Mayor Gaulrapp asked for the appointment of Leslie Mastroianni to the Comprehensive Economic Development Strategy Committee as the City representative to be effective immediately. A motion for approval was given by Alderman Endress, seconded by Alderman Helms. Motion passed by voice vote without dissent.

RESOLUTIONS

Resolution #R-2008-69:

Resolution to Enter into Agreement with Fehr-Graham & Associates for Services Related to Gladewood Bridge Improvements

This resolution was presented by Public Works Director Craig LeBaron. Discussion was held about options for the bridge including how long the repairs would hope to last. Director LeBaron stated that these repairs will help get the bridge through another 3-5 years. In addition, information regarding a

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community meeting in which different options for the bridge were discussed. Discussion continued about the option of a covered bridge. It was stated the cost to repair the bridge back to where it was will be around \$35,000 and this will need to go out for bids. Access after the repairs will not allow for ambulances, trucks, or school busses to travel on the bridge. A motion to approve the resolution as presented was given by Alderman Corbin, seconded by Alderman Klemm.

Roll Call Vote – Ayes: Bush, DeVine, Endress, Helms, O’Neill, Corbin, Klemm and Boldt (8)

Nay – None (0)

Resolution 2008-69 was adopted.

Resolution #R-2008-70:

Resolution Authorizing Execution of 2009 Public Transportation Downstate Operating Assistance Contract Under the Provision of the Downstate Public Transportation Act (30 ILCS 740/2-1, ET SEQ.)

This resolution was presented by Community Development Director Shelly Griswold. A motion to approve the resolution as presented was given by Alderman Helms, seconded by Alderman Endress.

Roll Call Vote – Ayes: Bush, DeVine, Endress, Helms, O’Neill, Corbin, Klemm and Boldt (8)

Nay – None (0)

Resolution 2008-70 was adopted.

Resolution #R-2008-71:

Resolution Authorizing an Application for an Illinois Department of Commerce and Economic Opportunity Local Assistance Grant for Development of a City of Freeport Comprehensive Plan -

This resolution was presented by Community Development Director Shelly Griswold. A motion to approve the resolution as presented was given by Alderman Klemm, seconded by Alderman Helms.

Roll Call Vote – Ayes: Bush, DeVine, Endress, Helms, O’Neill, Corbin, Klemm and Boldt (8)

Nay – None (0)

Resolution 2008-71 was adopted.

DEPARTMENT HEAD REPORTS

Library

The after school computer courses offered for 5th graders this session is full, so the library will be offering additional classes for those on the waiting list. In addition, the library will be offering beginning computer basic for adults on Thursday morning beginning on October 16.

Community Development

Consideration of bids for the lease of one (1) paratransit minivan and three (3) light duty paratransit vehicles to be utilized in Pretzel City Transit Program. Community Development Director Shelly Griswold presented the bids from Midwest Transit Equipment and River City Ford Truck Sales. Midwest Transit Equipment’s bid included lease options for years four and five and a paratransit minivan plus three light duty paratransit vehicles. River City Ford provided leasing options for years one, two and three and three light duty paratransit vehicles and no paratransit minivan. Director Griswold respectfully requested the City Council accept bids and approve contracting with Midwest Transit Equipment for the lease of four (4) vehicles with the annual payment option shown on the bid tabulation, pending concurrence by the Illinois Department of Transportation. A motion to approve the recommendation as

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presented by Director Griswold for Midwest Transit was given by Alderman Endress, seconded by Alderman Klemm.

Roll Call Vote – Ayes: Bush, DeVine, Endress, Helms, O’Neill, Corbin, Klemm and Boldt (8)
Nay – None (0)

Consideration of bids for the demolition of structures located at 407 East Winslow Street and 432 South Liberty Avenue. Community Development Director Shelly Griswold presented bids for demolition of two structures. Bids were received for Alber and Sons Trucking Brokhousen Excavation and Go Excavating.

	Alber & Sons Trucking	Brokhousen Excavating	Go Excavating
407 Winslow	\$5,825.00	\$3,100.00	\$5,750.00
432 Liberty	\$9,925.00	\$3,600.00	\$7,000.00
Total	\$15,750.00	\$6,700.00	\$12,750.00

A motion to approve the recommendation for Brokhousen Excavating in the amount of \$3,100.00 at 407 Winslow and \$3,600.00 at 432 Liberty as presented was given by Alderman Klemm, seconded by Alderman Helms.

Roll Call Vote – Ayes: Bush, DeVine, Endress, Helms, O’Neill, Corbin, Klemm and Boldt (8)
Nay – None (0)

Public Works

Director LeBaron presented an informational item to the council regarding the Airport Commission.

Police

Chief of Police Jerry Whitmore gave a reminder about the Freeport Homecoming parade scheduled for Wednesday, September 17. The Police Department will hold officer testing on September 18, 2008 at 6:00 pm and September 20, 2008 at 9:00 am. Anyone interested in obtaining an application for police employment must attend one of these mandatory orientation dates.

Fire

Fire Chief Kevin Countryman provided the council with a brief update on the search of a possible existing structure for a fire station. He has been working with some architects and engineers to review the buildings. This process is in the beginning stages. Four Freeport firefighters recently responded to a call to assist the Illinois Mutual Aid Box Alarm System Fire Service in the Gulf Coast region affected by Hurricane Gustav. Captain Robin Gorsline and Firefighters Scott Townsend, Tom Korte, and Curt Timmer departed Freeport on September 3 and traveled with other Illinois Fire Agencies to Louisiana. They are currently in Bayou Cane, Louisiana with a hopeful return date of September 19.

MAYOR’S REPORT

Mayor Gaulrapp informed the council that the Human Relations Commission is currently not active because of not enough members and they are looking for any one interested. A recommendation from Rawleigh Collaboration Team was requested for expenditure of funds for temporary stabilization of west wall of Rawleigh Powerhouse (information provided in communications to council) for a cost of \$10,000. A motion was made by Alderman O’Neill, seconded by Alderman Corbin to authorize the

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recommendation. Mayor Gaulrapp stated the next stage would be putting together a financial package which includes \$200,000 for asbestos removal, whatever it costs to repair the roof and any other expenditure and grants that come forth in order to look for someone to take over this project. The cost to repair the roof is between \$1.2 million and \$1.5 million. The \$10,000 expense for stabilization of the wall would come out of TIFF money. One of the goals of the RCT is to get an idea on how much it would cost to rehab the structure so part of what they have been doing for the last year is collecting data. Alderman Helms stated his concern is with the total estimated cost of \$1,283,000 to repair the roof of the structure and \$10,000 to fix the wall and there not be a viable use for it. Alderman Boldt asked about the demolition estimates for the Powerhouse. Mayor Gaulrapp stated this information has not been received as to if we demo one building within the complex do we lose the historical tax credit. Alderman Boldt asked for the demolition costs of the structure before the council makes this decision. Mayor Gaulrapp stated the goal is to try to minimize the cost to Freeport while trying to attract a business to come in and look at it as a viable. He looks as the Artspace as the last try that we have and other than that, we should look at putting it on the market. The discussion continued about the soundness of some of the buildings and the costs to the City. Due to the current condition of the Powerhouse roof, the architects were not able to go on it. The Larson & Darby service was to determine the feasibility of stabilizing and making watertight the Powerhouse Building in the Rawleigh Complex. Alderman Boldt asked if it was possible to authorize the ability to go out for bids without authorizing the expenditure of funds. Corporation Counsel Sarah Griffin stated the funds are already appropriated in the TIFF budget in an amount of \$50,000 for structural maintenance of the Rawleigh Building. Mayor Gaulrapp stated the City will try to gather some demolition costs. Alderman O'Neill asked for withdrawal of her motion for expenditure of funds since the council seems to be more comfortable with a motion for bids. Alderman Corbin agreed to withdraw the motion. A motion to go out for bids for a stabilization of the west side of the Powerhouse building was given by Alderman Boldt, seconded by Alderman Klemm.

Roll Call Vote – Ayes: Bush, DeVine, O'Neill, Corbin, Klemm and Boldt (6)

Nay – Endress and Helms (2)

Motion passed 6-2.

Mayor Gaulrapp spoke about the gasoline prices in the City and the many calls received in City Hall. The best action to take is to call State Attorney General, Lisa Madigan at the Chicago office at phone number of 312-814-3000 and the Springfield office at phone number 217-782-1090 and let her know if you think there is price gauging.

A tire collection will take place on September 17 and 18 at the Stephenson County fairgrounds.

Mayor Gaulrapp spoke about being able to meet former Freeporter Robert Johnson and said that he is looking forward to coming back and visiting Freeport.

NEW BUSINESS

Each council member was given an opportunity to publicly address significant items of interest. Alderman Bush spoke about the need to improve race relations in Freeport and continue the momentum of the Freeport Doctrine. Alderman DeVine spoke about the model T club visiting Freeport, warned people to stop when they see the stop arm out on school district busses. Alderman Endress spoke about demolition projects. Alderman O'Neill spoke about the ADA Commission findings and the report. Alderman Klemm spoke about the ADA commission and the great work they do.

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PUBLIC COMMENTS - AGENDA OR NON- AGENDA ITEMS

LaFrancine Baker of 32 South Howard Avenue spoke to the council about the property that she owns on Orin Street. She stated that she has tried to follow the steps told to her by Community Development Director Shelly Griswold with what she needs to do to get permits to repair her house in the flood plain. She contacted the Department of Natural Resources in order to get a variance. Their website states that you must first obtain approval from your municipality. Despite that, she still requested the variance as she was told to do and their response was that she did not need them. She stated that Paul Osrene sent Director Griswold an email stating this. Ms. Baker sent a letter to Director Griswold requesting a variance and she received back a flood plan variance application. Additional work was completed to obtain an elevation certificate. The contractors are ready to go. Ms. Baker stated she requests the council's special approval or consideration to secure her permits and stop the run around.

An adjournment of the meeting was motioned at 7:40 p.m.

Respectfully submitted,
Meg Zuravel, City Clerk