

THE CITY COUNCIL

OFFICIAL PROCEEDINGS

REGULAR MEETING

Quincy, Illinois, December 2, 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, 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 November 25, 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 COMMENT

Barb O'Dear asked the Council to accept the Plan Commission's denial of the Mill Creek Water Tower plans.

Jennifer Hermann stated she is concerned that the Mill Creek Water Tower plans are not in the best interest of the residents.

Joan Goehl stated she is not in favor of the Mill Creek Water Tower plans.

Marsha Grotz stated the Mill Creek Water Tower plans are in RU1 zoning.

Ken Holtschlag is chair of the Mill Creek Water District and asked the council to approve the water tower.

Wayne Gallaher stated that the current water tower needs to be replaced.

Barney Bier, attorney for the Mill Creek Water District, stated that the planned Mill Creek Water Tower location is the best spot.

Jason Frankel stated that the new Mill Creek Water Tower needs to be in the same location as the current one.

James Eyster asked how the City Council can represent those out of the City limits.

Adam Goehl stated he is not in favor of the Mill Creek Water Tower plans.

Donald Griffin stated the Mill Creek Water Tower plans are a big mistake.

Jason Priest spoke to the council.

Steve Homan stated that the Mill Creek Water Tower plans are not zoned properly, and no one wants it in their back yard.

PETITIONS

The City of Quincy requests to rezone approximately one acre of land along North 18th Street, including 1900 North 18th, 1910 North 18th, and 1920 North 18th Streets from light industrial (M1) to single-family residential (R1C) to align the zoning with the current land use.

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

Klingner & Associates, on behalf of Hy-Vee, Inc. requests to subdivide (one-lot to two-lots) property located at 1300-1400 Harrison Street under the "small tracts" provision of the subdivision ordinance.

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

MONTHLY REPORTS

The monthly reports of the City Clerk, the City Treasurer, the City Comptroller, the Forestry Department, the Recycling Department, the Sign & Paint Division and the Street Cleaning Department for the month of November, 2024, and the Recycling Department for the month of October, 2024, were ordered received and filed on a motion of Ald. Rein. Motion carried.

REPORTS OF THE QUINCY PLAN COMMISSION

Recommending DENIAL of a Special Permit to allow for the construction of an elevated water storage tank on property at 614 North 64th Street to 706 North 64th Street, zoned RU1.

Ald. Mays moved the report be received and concurred in. Motion carried.

Recommending APPROVAL of a Special Permit to construct an off-street parking lot adjacent to the current Transitions of Western Illinois facility at 2015 Chestnut Street zoned C1B/R1C.

Ald. Bauer moved the report be received and concurred in. Motion carried.

Recommending APPROVAL of a Special Permit to allow for the construction of two solar farms of 2 MWac (megawatt alternating current) each at 2815 Ellington Road with the understanding that the project must follow City Code Chapter 164: Commercial Solar Energy Facilities and that the project must adhere to the City's Site Plan Review process prior to the issuance of a building permit, zoned M1.

Ald. Mays moved the report be received and concurred in. Motion carried.

Recommending APPROVAL of an amendment to the 2021 Special Permit for Planned Development for 3120 North 12th Street established in Ordinance 21-31 to allow for the addition of a second commercial building at 3120 North 12th Street for use as an office/shop for an on-site water and fire restoration service with the continuation of two existing conditions and the addition of a third condition: 1) There is no exterior storage of equipment and/or products related in any way to the business. 2) All parking areas and drive aisles shall be hard surface. 3) Any use of the two commercial buildings located at 3120 North 12th Street other than a use allowed within a C1B zoning district or the current use as an office/shop for an on-site water & fire damage restoration service be prohibited without amending the Special Permit for Planned Development established by Ordinance 21-31.

Ald. Entrup moved the report be received and concurred in and an ordinance drafted. Motion carried.

Recommending APPROVAL of a Special Permit for Planned Development to allow for short-term/long-term customer storage of large vehicles, household furnishings and other items at 121 North 20th Street with the condition that any outdoor storage at 121 North 20th Street must be shielded from public view by a privacy fence and that a chain link fence with slats or mesh screening would not be allowed as a privacy fence at 121 North 20th Street.

Ald. Sassen moved the report be received and concurred in and an ordinance drafted. Motion carried.

Recommending APPROVAL to subdivide (one-lot to two-lots) property located at 508 Rim Road under the "small tracts" provision of the Subdivision Ordinance as requested.

Ald. Mays moved the report be received and concurred in. Motion carried.

REPORT OF THE QUINCY METROPOLITAN EXPOSITION AUDITORIUM & OFFICE BUILDING AUTHORITY

2nd Quarter Report 2024-2025

Ald. Sassen moved the report be received and filed. Motion carried.

MAYOR'S APPOINTMENT

By Mayor Michael A. Troup making the appointment of Kelly Stupasky to the Sister City Commission for a three-year term ending December 31, 2027.

Ald. Rein moved the appointment be confirmed. Motion carried.

RESOLUTION

WHEREAS, the Department of Utilities is responsible for the routine maintenance of the sanitary sewer system infrastructure throughout the city of Quincy; and,

WHEREAS, the Department utilizes a vactor truck for the cleaning and maintenance of the sanitary sewer lines; and,

WHEREAS, the City's back-up sewer vactor/jetter system is aging and has been inoperable on occasions when the primary vactor/jetter truck was not available for use; and,

WHEREAS, the City recently requested quotes for a complete overhaul of the truck's engine, and the following quotes were received:

Rush Truck Center	
Quincy, Illinois	\$15,821.41
Rick's Transit Repair	
Quincy, Illinois	\$11,606.41

WHEREAS, the Central Garage Fleet Supervisor has reviewed the quotes and finds them to be acceptable; and,

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

NOW, THEREFORE BE IT RESOLVED, that the Director of Public Works, Utilities Committee, and Central Services Committee recommend to the Mayor and Quincy City Council that the low quote in the amount of \$11,606.41 from Rick's Transit Repair of Quincy be accepted.

Jeffrey Conte, P.E.
Director of Public Works

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

RESOLUTION

WHEREAS, the City of Quincy is the owner and operator of the Quincy Regional Airport; and,

WHEREAS, the City of Quincy has accepted and executed a grant with the Federal Aviation Administration and the State of Illinois Department of Transportation for the engineering and planning services to rehabilitate runway 4-22, remove runway 18-36, and realign taxiway B; and,

WHEREAS, the City of Quincy wishes to enter into an agreement with the Federal Aviation Administration for construction oversite of FAA owned approach lights and navigational aids; and,

WHEREAS, the total contract cost was \$250,674.69; and,

WHEREAS, the contract was amended 5/23/23 to add \$135,000 for the MALSAR Shelter. This brought the total agreement to \$385,674.69; and,

WHEREAS, the agreement between the City of Quincy and the Federal Aviation Administration needs to be amended another \$104,557.16. This will bring the total cost of the current agreement to \$490,231.85; and,

WHEREAS, this project is to be 95% funded by the FAA's Airport Improvement Program, 2.5% by the State, and 2.5% by the City of Quincy; and,

WHEREAS, the City's share of the additional \$104,557.16 is included in the current fiscal year budget; and,

WHEREAS, the City of Quincy will act as a pass through for all the State and Federal funds; and,

WHEREAS, invoices for this project will be sent to the City at various times for work completed and the invoices need to be paid in a timely manner to the appropriate vendors;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF QUINCY, IN ADAMS COUNTY, ILLINOIS, as follows:

1. The Interim Airport Director, Aeronautics Committee Chairman and Jeff Mays recommend that the Mayor and the City Clerk be authorized and directed to execute and attest, respectively, all agreements and other standard documents associated with the awarding of this project and proceed with the project; and,

2. The Comptroller and the Airport Director recommend to the Mayor and City Council that the Comptroller and Airport Interim Director be authorized to release the City share of the project; and,

3. The Comptroller and the Interim Airport Director recommend to the Mayor and City Council that the Comptroller and the Interim Airport Director be authorized to pay pass through funding to all vendors involved in the project.

Bill Lantz

Interim Airport Director

Ald. Bauer 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.

REPORT OF FINANCE COMMITTEE

Quincy, Illinois,
December 2, 2024

	Transfers	Expenditures	Payroll
City Hall.....		-	
Building Maintenance.....		317.25	
Commissions.....		300.00	
Police Department.....		4,527.73	
Fire Department.....		9,872.18	
Public Works.....		1,095.26	
Engineering.....		1,499.96	
Tax Distribution/Subsidies.....		71,225.00	
GENERAL FUND SUBTOTAL	0.00	88,837.38	0.00
Planning and Development.....		35.00	
Transit Fund.....		632.62	
Bridge Lighting Fund.....		179.09	
Capital Projects Fund.....		2,586.76	
Water Fund.....		58,097.89	

Sewer Fund	71,116.41		
Quincy Regional Airport Fund	46,409.57		
Airport P.F.C. Fund	4,277.42		
Garbage Fund.....	25.98		
Central Garage	16,196.22		
Self Insurance	420.05		
Health Insurance Fund	25,130.44		
Q-Fund Revolving Loan Fund.....	23,750.00		
ALL FUNDS TOTALS	0.00	337,694.83	0.00

Michael 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.

The City Council adjourned at 7:56 p.m. on a motion of Ald. Holtschlag. Motion carried.

LAURA OAKMAN
 City Clerk