

# **THE CITY COUNCIL**

## **OFFICIAL PROCEEDINGS**

### **REGULAR MEETING**

Quincy, Illinois, August 25, 2025

The regular meeting of the City Council was held this day at 7:00 p.m. with Mayor Dr. Linda K. Moore presiding.

A prayer was given and the Pledge of Allegiance was recited.

### **PRESENTATIONS**

#### **Employee Recognition**

##### **45-Year Anniversary with the City-Steve Scherer**

Police Chief Adam Yates recognized Humane Officer Scherer for his service with the City for the past 45 years.

Mayor Moore presented Officer Scherer with a gift of appreciation.

#### **Quincy Police Department Swearing-Ins**

|                         |            |
|-------------------------|------------|
| <b>Morgan Perez</b>     | <b>102</b> |
| <b>Joseph Cooper</b>    | <b>127</b> |
| <b>Devontay Davis</b>   | <b>157</b> |
| <b>Tyler Kelley</b>     | <b>159</b> |
| <b>Aden Trautvetter</b> | <b>160</b> |

Fire & Police Commission Chairman Barry Cheyne introduced each of the new Officers.

Police Chief Adam Yates swore them in and presented them with their badges.

#### **Municipal Insurance Cooperative Agency (MICA) Presentation:**

##### **HR Director Kelly Japcon**

HR Director Kelly Japcon gave a power point presentation concerning the Municipal Insurance Cooperative Agency.

### **PROCLAMATION**

#### **September as Recovery Awareness Month**

Mayor Moore read the proclamation for Recovery Awareness Month.

Ald. Uzelac moved to receive and file the proclamation. Motion carried.

Mayor Linda K. Moore called the meeting to order.

## **ROLL CALL**

The following members were physically present:

Ald. Fletcher, Entrup, Bergman, Bauer, Mays, Adkins, Ehmen, Sassen, McReynolds, Ebbing, Reis, Reed, Uzelac, Holtschlag. 14.

The minutes of the regular meeting of the City Council held August 18, 2025, were approved on a motion of Ald. Entrup. Motion carried.

Legal Counsel: Corporation Counsel Bruce Alford.

**The City Clerk presented and read the following:**

## **PUBLIC COMMENTS**

Mandi Higgins stated, through her phone, that the owner of the nuisance property at 2nd & Sycamore needs an advocate for his rights.

Brianna Rivera, Director of The District, invited everyone to The District open house August 28th from 4:30 p.m. to 6:00 p.m.

Randy Mock thanked Ald. Mays and Adkins for the 3rd Ward Town Meeting that was held last Sunday.

James Ketterman stated that the City's IT department problems are not getting corrected.

Steve Homan thanked City Inspector Michael Seaver and Ald. Fletcher and Entrup concerning 2nd & Sycamore nuisance property clean up.

## **CONSENT AGENDA**

### **PETITIONS**

Special Event Application requesting permission to hold September fest on Saturday, September 6th between the hours of 5:00 pm. and 10:30 p.m. at Blessed Sacrament Parish located at 1119 South 7th Street. Closure of Adams Street, 7th to 8th Streets; 7th Street, Adams Street north to the first private driveway and Alley, 7th to 8th Streets, Adams to Monroe Streets from 8:00 a.m. through 12:00 a.m. (midnight) on Saturday, September 6th and the City provides barricades for the closures are requested. The applicant has submitted all required documentation, and approval is recommended by the Department of Utilities & Engineering.

Revocable Permit for Encroachment of City right-of-way from Todd Wisely requesting permission to install a sign over City right-of-way on property located at 416 Jersey Street with the following conditions: 1) The overhead sign must not be larger than 4 foot wide by 5 foot tall. 2) The sign must be located at least 10 feet above the sidewalk and structurally sound. 3) The sign must be properly lit according to City Code. 4) Proper permits must be obtained from the Department of Planning and

Development.

By AirMedCare Network requesting permission to have the Air Evac helicopter land at Upper Moorman Park/Pepsi Arena for the Quincy Park District Fall Festival on October 2nd from 5:00 p.m. - 6:45 p.m. The Quincy Fire Department will be handling securing the landing zone during landing and takeoff

**RESOLUTION**

WHEREAS, one of the most important aspects of preparing an individual to be a firefighter is training; and,

WHEREAS, effective firefighter training requires exposure to live fire evolution and drilling with others; and,

WHEREAS, the Illinois Fire Service Institute is the State designated fire training academy and offers these facilities and opportunities; and,

WHEREAS, the Quincy Fire Department has two firefighters that are attending the Spring 2025 firefighter academy; and,

Illinois Fire Service related expenses are as follows:

Illinois Fire Service Institute Basic Fire Academy

|                            |             |
|----------------------------|-------------|
| Registration Fee           | \$13,400.00 |
| Lodging (9 weeks)          | \$ 4,950.00 |
| Meal allotment for 9 weeks | \$ 5,670.00 |

NOW THEREFORE BE IT RESOLVED, that the Fire Aldermanic Committee and the Fire Chief recommend to the Mayor and City Council that the Fire Chief be authorized to pay the aforementioned expenses for two recruits attendance at the Fall 2025 Basic Operations Firefighter Academy.

Steven Salrin  
Fire Chief

**RESOLUTION**

WHEREAS, the Quincy Fire Department has the need to utilize local institutions of higher learning for both job related certification and college degrees; and

WHEREAS, John Wood Community College is the local community college; and

WHEREAS, John Wood Community College is a local institution that is capable of meeting our needs for job related certification and degrees; and,

WHEREAS, the Quincy Fire Department has several firefighters that are just beginning their career; and,

WHEREAS, the Quincy Fire Department has the need for additional paramedics; and

WHEREAS, the Quincy Fire Department will have two firefighters in the current paramedic program; and

WHEREAS, the Quincy Fire Department will have ten firefighters attending job related classes in the Fall 2025 Semester; and

NOW THEREFORE BE IT RESOLVED, the Fire Chief and the Fire Aldermanic Committee recommend to the Mayor and City Council that the invoices totaling approximately \$22,000, received from John Wood Community College, be approved and the invoices be paid once they are received.

Steven Salrin  
Fire Chief

### **RESOLUTION**

Transportation Advisory Committee, and the Transportation Director recommending approval and the City commit up to \$60,000.00 from the Reserve Cash Account to cover the estimated shortfall cost of the building rehabilitation and bus wash system project.

### **RESOLUTION**

WHEREAS, the Department of Public Works is responsible for the maintenance, repair, and replacement of streets, alleys, and sidewalks throughout the City of Quincy; and,

WHEREAS, the Department continuously strives to maintain the City's streets by utilizing the most effective and cost-efficient methods and materials available; and,

WHEREAS, Mastic asphalt is a thick, pliable mixture of asphalt and aggregate that forms a long-lasting waterproof seal when used to fill wide cracks, potholes, and small sections of damaged pavement; and,

WHEREAS, Coulter Asphalt Services of Quincy has submitted a proposal in the amount of \$15,480.00 for Mastic asphalt repairs on Maine Street between 18th and 24th Streets; and,

WHEREAS, the Director of Public Works and the Central Services Director have reviewed the proposal and find it acceptable for consideration; and,

WHEREAS, funding for this project is available in the 2025/2026 General Fund fiscal year budget; and,

WHEREAS, to allow for the uninterrupted progression of the project in the event that changes or modifications are required, an additional 10% over the amount of the proposal price shall be included in

the encumbrance for this project.

NOW, THEREFORE BE IT RESOLVED, that the Director of Public Works, the Central Services Director, and the Central Services Committee recommend to the Mayor and Quincy City Council that normal bidding requirements be waived and the proposal in the amount of \$15,480.00 from Coulter Asphalt Services, Inc. of Quincy for the repair of asphalt pavement be accepted and the Comptroller be authorized to issue payment upon completion of the project and receipt of an invoice.

Jeffrey Conte, P.E.  
Director of Public Works

### **TIF DOWNTOWN RENTAL REHAB PROJECT FUNDING RESOLUTION**

WHEREAS, per the TIF Downtown Rental Rehab Program (DRRP) Guidelines, the City advertised for downtown rental rehab proposals in November 2024; and

WHEREAS, the City received one proposal in February 2025 from the owner of 416 Jersey Street to develop a total of three rental units; and

WHEREAS, the DRRP Committee evaluated the proposal for the number of units to be renovated, the total project cost, the amount of TIF funding requested, the private financial commitment, the equity ratio, the current and projected increase in property values and property tax, the estimated rate of return on TIF investment, and the overall benefits the project would have on the downtown; and

WHEREAS, the DRRP Committee recommended \$75,000 in TIF funding for the renovation of three studio apartments at 416 Jersey Street; and

WHEREAS, the \$75,000 in TIF funding plus \$175,000 in private owner equity will result in a total investment of \$250,000.

THEREFORE, BE IT RESOLVED that pursuant to unanimous agreement in an open public meeting on Wednesday, August 13, 2025, the DRRP Committee reviewed and recommended approval of \$75,000 in TIF funding for 416 Jersey Street; and

FURTHER BE IT RESOLVED by the Mayor and City Council that the DRRP project receive \$75,000 in TIF funding for the development of a total of three rental units at 416 Jersey Street.

The approval is subject to the terms and conditions of the Downtown Rental Rehab Program and the Mayor being authorized to execute the appropriate documents and contracts in connection with this action.

## **RESOLUTION AUTHORIZING REQUIRED ANNUAL TRAINING SERVICES**

WHEREAS, the City of Quincy (City) believes annually training its employees and elected officials regarding the topics of Americans with Disabilities Act (ADA), Anti-Harassment and Title VII, will be a benefit to the City; and,

WHEREAS, federal and state laws and agencies, recommend and/or require training regarding the topics of Americans with Disabilities Act (ADA), Anti-Harassment and Title VII; and,

WHEREAS, the City is a member of AAIM Employer's Association; and,

WHEREAS, AAIM Employer's Association has personnel whose responsibility is the provision of training in the topics of Americans with Disabilities Act (ADA), Anti-Harassment and Title VII, which meets the requirements of federal and state agencies which monitor training in these areas; and,

WHEREAS, the City has received a proposal from AAIM Employer's Association to provide the yearly required training regarding the topics of Americans with Disabilities Act (ADA), Anti-Harassment and Title VII, through multiple sessions delivered in person and Live Online format; and,

WHEREAS, the costs of the training will be up to \$36,000.00 plus facilitator travel expenses.

NOW THEREFORE BE IT RESOLVED, that the Mayor is authorized to execute the proposal from AAIM Employer's Association for the provision of training City employees and elected officials regarding Americans with Disabilities Act (ADA), Anti-Harassment and Title VII; and further, the Comptroller may pay AAIM Employer's Association the sum of \$36,000.00 and facilitator travel expenses upon receipt of an appropriate invoice for the services.

## **ITEMS REMOVED FROM CONSENT AGENDA**

Mayor Moore asked the City Clerk to read the items on the Consent Agenda.

Mayor Moore asked if any Council member wished to remove any items from the Consent Agenda.

Ald. Adkins asked that Resolution 10c be placed on the Regular Meeting agenda.

Ald. Uzelac moved to approve the remaining Consent Agenda Items, seconded by Ald. Holtschlag, and on the roll call each of the 14 Alderpersons voted yea. Motion carried.

## **REGULAR MEETING**

### **RESOLUTION**

WHEREAS, the City of Quincy, Quincy Transit Lines, was awarded a Capital Grant (CAP-22-1165-FED) in the amount of \$2,817,096.00 to rehabilitate a transit facility and install an automated bus wash; and

WHEREAS, the remaining balance in this grant is \$2,691,288.10; and

WHEREAS, the cost estimate for the construction phase of the project is \$2,741,876.00; and

WHEREAS, this creates a shortage of \$50,587.90 in funding for this project; and

WHEREAS, Quincy Transit Lines has a Reserved Cash account with a balance of \$153,419.00; and

WHEREAS, funding is adequate in this account to allow for securing “Up to” \$60,000.00 for unanticipated shortfalls; and

WHEREAS, the Reserved Cash account is funded from advertising revenues generated on our buses; and

WHEREAS, these funds will have no impact on the General Fund of the City of Quincy; now

THEREFORE BE IT RESOLVED, the Transportation Advisory Committee, and the Transportation Director recommend to the Mayor and City Council that the City will commit up to \$60,000.00 for this project from the Reserve Cash Account.

Marty Stegeman

Transportation Director

Ald. Mays moved for the adoption of the resolution, seconded by Ald. Reis, and on the roll call each of the 14 Alderpersons voted yea. Motion carried.

### **RESOLUTION**

WHEREAS, Central Fire Station was constructed in 1924; and,

WHEREAS, Central Fire Station is the department’s largest building and houses much of our reserve apparatus and firefighting equipment; and,

WHEREAS, the building has overhead doors with overall dimensions that limit the space that can be utilized within the building; and,

WHEREAS, there has been ongoing work to update and maintain the building so that it may serve the needs of the community into the foreseeable future; and,

WHEREAS, construction drawings were created detailing the process for widening two of the bay doors at Central Station; and,

WHEREAS, the Quincy Fire Department allocated \$80,000 in the FY 2026 budget based on construction estimates provided; and,

WHEREAS, the Quincy Fire Department sought bids for the scope of work outlined; and,

WHEREAS, Laverdiere Construction was the sole bidder and submitted a bid in the amount of \$99,800.00; and

WHEREAS, the budget shortfall of \$19,800 will be supplemented by the Capital 301 Fund; and,

NOW THEREFORE BE IT RESOLVED, that the Fire Aldermanic Committee, the Director of Public Works and the Fire Chief recommend to the Mayor and City Council that the bid from Laverdiere Construction in the amount of \$99,800.00 be approved utilizing \$80,000.00 of fire department budgeted dollars and Capital 301 Fund dollars in the amount of \$19,800.00.

Steven Salrin

Fire Chief

Ald. Bergman moved for the adoption of the resolution, seconded by Ald. Fletcher, and on the roll call each of the 14 Alderpersons voted yea. Motion carried.

**RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A  
DEVELOPMENT AGREEMENT WITH THE OTIS COMPANY  
PERTAINING TO THE COMMERCIAL DEVELOPMENT OF 504  
NORTH 54th STREET**

WHEREAS, the City of Quincy desires to enter into a Development Agreement (the “Agreement”) with The Otis Company, (hereafter known as the “Developer”); and

WHEREAS, to facilitate the development of the 7.4 acre lot at 504 North 54th Street, the city shall provide a Development Incentive to the Developer by reimbursement of sales tax revenue generated by the 54th Street Business Development District; and

WHEREAS, the incentive shall be provided as follows:

- All businesses locating within the 54th Street Business Development District at 504 North 54th Street shall impose a 1% tax, which shall be collected and distributed to the City.

- The City shall retain the first \$20,000 collected to cover costs associated with the development of the 54th Street Business Development District.

- The Developer will be eligible for a reimbursement of up to \$1,000,000 for development expenses. The reimbursement shall conclude once the developer has received \$1,000,000 or the ten-year reimbursement



period expires, whichever occurs first.

- Following the completion of the developer incentive, the next \$250,000 generated will fund a maintenance account for common infrastructure on the property, as allowed by the Business District Act; and

WHEREAS, the ten-year reimbursement period begins once the first business at North 54th Street receives a Certificate of Occupancy; and

WHEREAS, the City shall not less than quarterly remit to the Developer all sums owed to the Developer based on collection of the additional 1% sales tax generated within the 54th Street Business Development District; and,

WHEREAS, the Developer shall provide proof of development expenses totaling at least the amount of reimbursement received; and

WHEREAS, the City of Quincy has the authority to promote the health, safety and welfare of its inhabitants, to prevent the onset of blight while instituting conservation measures and to encourage private development in order to enhance the local tax base and to enter into contractual agreements with third parties for the purpose of achieving these purposes; and

WHEREAS, the City further finds that the terms outlined in the Agreement are in the best interest of the parties; and

WHEREAS, the City is authorized to enter into economic incentive agreements sharing a portion of Business District tax generated by a Redevelopment and Sales Tax Rebate Agreement pursuant to the provisions of Section 5/11-74.3-1 et seq. of the Illinois Municipal Code (65 ILCS 5/11-74.3-1 et seq.).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Quincy, Adams County, Illinois, that:

**Section 1.** The findings and recitation set forth above are hereby adopted as part of this Resolution;

**Section 2.** The Mayor and the City Clerk of the City of Quincy are hereby authorized to execute and attest, respectively, the “Development Agreement”, a copy of which is attached hereto and incorporated herein by reference as “Resolution Exhibit No. 1”;

**Section 3.** This Resolution is in addition to all other Resolutions on the subject and shall be construed therewith, excepting as to that part in direct conflict with any other Resolution, and in the event of such conflict, the provisions hereof shall govern;

**Section 4.** The City Clerk is hereby directed to publish this Resolution in pamphlet form and thereafter maintain at least three (3) copies of the same available for public inspection in the City Clerk’s Office;

**Section 5.** This Resolution shall be in full force and effect from and

after its passage, approval and publication in the manner provided by law. Ald. Holtschlag moved for the adoption of the resolution, seconded by Ald. Uzelac, and on the roll call each of the 14 Alderpersons voted yea. Motion carried.

### **ORDINANCE**

Adoption of an Ordinance entitled: An Ordinance Amending Chapter 39 (Other Officials and Departments) Of Title III (Administration), Chapter 92 (Nuisances) Of Title IX (General Regulations) And Chapter 150 (Construction Regulations) Of Title XV (Land Usage). (Amending ordinance to separate and clarify the duties of each of the Department of Planning and Development into two separate divisions, each having its own director.)

Ald. Uzelac moved for the adoption of the ordinance, seconded by Ald. Fletcher and on a roll call each of the 14 Aldermen voted yea.

The Chair, Mayor Linda K. Moore, declared the motion carried and the ordinance adopted.

### **ORDINANCE**

Adoption of an Ordinance entitled: An Ordinance Implementing A Municipal Grocery Retailers' Occupation Tax and a Municipal Grocery Service Occupation Tax For The City of Quincy was tabled indefinitely by Ald. Mays at the March 10, 2025 Council Meeting.

Ald. Mays moved for the adoption of the ordinance, seconded by Ald. Uzelac and on a roll call the following vote resulted: Yeas: Ald. Mays, Adkins, Ehmen, Sassen, McReynolds, Ebbing, Reis, Reed, Uzelac, Holtschlag, Fletcher, Entrup, Bauer. 13. Nay: Ald. Bergman. 1.

The Chair, Mayor Linda K. Moore, declared the motion carried and the ordinance adopted.

### **ORDINANCE**

Second presentation of an Ordinance entitled: An Ordinance Amending The 2025-2026 Fiscal Year Budget. (\$24,000 of the current Sales Tax Revenue excess collected over budget to increase the General Fund budget.)

### **ORDINANCE**

Second presentation of an Ordinance entitled: An Ordinance Authorizing Loan Agreement (Water Pollution Control Loan Program - Home Rule Entity).

**REPORT OF FINANCE COMMITTEE**  
**CITY OF QUINCY, ILLINOIS**

**8/25/25**

|                                   | Transfers       | Expenditures        | Payroll     |
|-----------------------------------|-----------------|---------------------|-------------|
| Payroll                           |                 |                     |             |
| City Hall.....                    |                 | 1,545.00            |             |
| 250 Transit.....                  | 7,500.00        |                     |             |
| 511 Airport.....                  | 2,000.00        |                     |             |
| Building Maintenance.....         |                 | 658.17              |             |
| Comptroller .....                 |                 | 5,000.00            |             |
| Commissions.....                  |                 | 6,198.67            |             |
| Police Department.....            |                 | 7,751.72            |             |
| Fire Department .....             |                 | 5,942.71            |             |
| Public Works.....                 |                 | 19,316.40           |             |
| Engineering .....                 |                 | 6,697.59            |             |
| <b>GENERAL FUND SUBTOTAL</b>      | <b>9,500.00</b> | <b>53,110.26</b>    | <b>0.00</b> |
| Planning and Development.....     |                 | 2,690.24            |             |
| 911 Surcharge Fund.....           |                 | 9,031.50            |             |
| Econ Dev Growth Fund.....         |                 | 3,656.25            |             |
| Police Dept. Grants .....         |                 | 1,701.90            |             |
| Police Donations Fund.....        |                 | 244.30              |             |
| Police Criminal Reg Fee.....      |                 | 200.00              |             |
| Police DUI Fund .....             |                 | 1,701.90            |             |
| Transit Fund.....                 |                 | 2,441.34            |             |
| Capital Projects Fund.....        |                 | 365,541.63          |             |
| Special Capital Funds .....       |                 | 749.70              |             |
| Special Tax Alloc - TIF #2.....   |                 | 2,500.00            |             |
| Water Fund .....                  |                 | 1,737,012.11        |             |
| Sewer Fund .....                  |                 | 217,642.44          |             |
| Quincy Regional Airport Fund..... |                 | 1,978.27            |             |
| Regional Training Facility.....   |                 | 873.15              |             |
| Garbage Fund.....                 |                 | 115.31              |             |
| Central Garage .....              |                 | 32,005.57           |             |
| Self Insurance. ....              |                 | 3,338.12            |             |
| Health Insurance Fund.....        |                 | 392,040.85          |             |
| <b>Bank 01 TOTALS .</b>           | <b>9,500.00</b> | <b>2,828,574.84</b> | <b>0.00</b> |
| Motor Fuel Tax.....               |                 | 84,082.63           |             |
| <b>ALL FUND TOTALS.....</b>       | <b>9,500.00</b> | <b>2,912,657.47</b> | <b>0.00</b> |

Laura McReynolds  
Jack Holtschlag  
Kelly Mays  
Eric Entrup  
Richie C. Reis  
**Finance Committee**

## **MAYOR'S COMMENTS**

Mayor Moore congratulated the City's Traffic Light Coordinator Michael Boll who was named to the Quincy Area Chamber of Commerce Leadership Institute for 2025-2026 and won a \$500 scholarship to the program.

Labor Day is Monday, September 1st, so the City Council meeting will be Tuesday September 2nd.

## **NEW BUSINESS**

Ald. Entrup recognized Fire & Police Commission Chairman Barry Cheyne for his professionalism.

Ald. Bergman stated that he voted nay on the grocery tax ordinance on the grocery tax ordinance on principle and that we should be good stewards with tax dollars we collect.

Ald. Bauer stated that the Quincy Riverfront Development Corporation duck race will be September 13th and encouraged everyone to buy a duck. First prize is \$1,000, 2nd \$500 and 3rd \$250.

Ald. Ehmen stated that Quincy Art Center is featuring the work of Joe Conover.

Ald. Sassen stated that he is in favor of the 1% sales tax as long as it goes to infrastructure.

Ald. Reis thanked the Engineering Department for the digital speed sign being put back up.

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

**LAURA OAKMAN, CMC**

City Clerk