

City of Fulton Council Meeting Minutes July 11, 2022

Regular Meeting

Mayor Ottens called the meeting to order at 5:30 p.m. On roll call, Aldermen King, Mask, VanKampen, Nederhoff, Hunt, Brondyke and VanZuiden were present. Alderman Banker was absent. Also in attendance was City Administrator Clark, Sgt. Hamilton, and City Clerk Garibay.

The Pledge of allegiance was recited.

Recognition of Volunteers – Jonah Lutz was recognized as “Volunteer of the Month.” Jonah volunteers his time, equipment, and gas (at no charge), mowing yards for people in Fulton - that cannot do the work themselves. We thank him for his generosity for those in need. He is truly an asset to this community.

Communication from Visitors

Mr. Chevon Singh asked to address the council concerning an open liquor license, that was surrendered by Mr. Jesse Pawa, former owner of Fulton Oil Mart, located at 1615 4th Street. Mr. Singh states that he has applied for the license with the Police Department and would like to know if the council is going to issue the license to him?

Mayor Ottens, states that they must wait to decide; when the application status comes back from the State of Illinois, confirming that everything complies, she will make the recommendation to the council and then the council will decide whether to issue or not.

Presentations

Dan Dolan – Sale of Property

Mr. Dolan was asked by the council for more information on the acreage that he would like to purchase in the Industrial Center. Questions that the Council would like answered are as follows: (Mr. Dolan's answers to follow the questions)

1. Written Business Plan? – Mr. Dolan stated that at this time he has no written business plan since the new business is not bank funded. All funding will be on his own.
2. Number of Total Acres? – Mr. Dolan is asking for 43 acres. According to his calculations at least 32-40 acres will be used as a solar field to support the grow facility and the remaining acreage will be used to house the facility itself. (Would like 8 acres for the building area itself).
3. Building Size? – The building will be approximately 25,000 square feet and house a flowering canopy, nursery areas, cloning areas, dry rooms, cleaning rooms and offices.
4. Parcels? – It is not known at this point of time where everything will be located on the different parcels. They will entertain, the solar garden and the building facility. There will also have to be an area for the geothermal, well and septic.
5. Electrical Usage? – It takes approximately 2000 kilowatt hours to grow one pound of cannabis from start to finish. On average a 14,000 square foot building will yield about 6000 pounds of product. Geothermal will be installed to help with cost in the long run. There are generally 5 harvests per year. The estimated cost would be at \$1.2 million per year if electricity was purchased through ComEd. With solar power that should possibly cut that amount in half.
6. Jobs? – The grow facility will create 25 new “local” jobs. The more the facility grows the more jobs it will create. Most jobs will be local individuals. There will be supervisory staff brought in for initial training.
7. Location site change? – The location site was changed due to the roadway issues. Mr. Dolan does not want the city currently to take on any extra expenses on installing more roadway. With this change he will have access to 4th Street and 31st Ave.
8. Drainage? – A well and septic system will be installed and possible ponding area.
9. Purchase price? – initial purchase price of past contract was \$10,600 for the first 18 acres, and \$15,000 for all other additional acres plus all closing costs.
10. Benefits to the City? – Jobs, property tax and sales tax

Consent Agenda

Approve consent agenda; approve council meeting minutes and from June 27, 2022, and the Bill List. Alderman VanZuiden motioned, seconded by Alderman King. Short discussion. Alderman Nederhoff asks Mayor and Attorney Shirk about questions from the previous meeting on committee meetings and pay. Mr. Shirk said this will be addressed later in the meeting. With no further comments. Roll call vote, 7 yes, motion approved.

Business

Approve City Council remodel expenditures in the amount of \$6000. This will include chairs, painting, and new carpet in the council chambers. Alderman King motioned, seconded by Alderman Hunt. Discussion to follow. Alderman Mask asks the City Administrator if this is a budgeted item, which he replied, no. Both Aldermen Mask and Nederhoff state that the council must lead by example. If we ask the staff to cut back and stay within their budgeted items, how can we make good decisions and spend outside of unbudgeted items. Roll call vote, 3 yes, 4 no, (Brondyke, Nederhoff, Mask and VanZuiden). Motion failed.

Approve bid from Boonstra Heating and Air in the amount of \$45,590.00 to replace the HVAC system in City Hall. Alderman Brondyke motioned, seconded by Alderman Mask. Short discussion. City Administrator Clark reiterated the details. Roll call vote 7 yes, motion approved.

Approve Mutual Aid Agreement for the Public Works Department with other cities. The amount of the agreement currently is \$100 annually. Alderman VanZuiden motioned, seconded by Alderman Brondyke. No discussion. Roll call vote, 7 yes, motion approved.

DISCUSSION

IML Conference – September 15-17, 2022

Mayor Wendy stated that she will attend the conference and asked if any other Aldermen were interested. If so, please let the City Administrator know, so a reservation could be made.

Reports

Finance – N/A

Economic Development – Report Included in Packet. Alderman Mask updated council on Kolk building being sold. Mike Knott, pool supply company is in his new building.

Update on Dutch Days Festival and would like the council to know that with upcoming events like Fall Festival, Christmas Walk, etc., it is the responsibility of the committees to let their vendors know that they are responsible for turning in to the IL Department of Revenue their 8% sales tax portions. Ald. Mask stated it is the responsibility of the committee to make sure the vendors are register with the ILDR, and if not, they are given the forms to register. It is also the responsibility of that committee to send, within 20 days following the event, a list of vendors that participated into the Department of Revenue.

Mayor Ottens asks questions of Alderman Mask and Alderman Nederhoff about the Frary Lumber lobbying to move to the Industrial Center. She would like to remind them that when they speak, they are speaking as the committee. They should not say they are speaking for the council, unless the council has been advised prior to the conversations and have agreed to the information that will be relayed. The same for the band shelter that has been proposed at the

School Park. The mayor would like to have clarity between the committees and the council. Aldermen Mask and Nederhoff both state that they have never taken any action that has not been approved by the council. Any meetings and correspondence that the committee had with Frary Lumber Company representatives was kept under extreme confidentiality until tonight's meeting, where now you have brought to the public's attention. The committee states that they have never asked the company to move to the Industrial Center, they only stated that in the future, land would be available if they needed to expand operations. Aldermen Nederhoff and Mask do not appreciate these accusations. Alderman Nederhoff says the role of their committee is to make recommendations to the council and nothing else. The council makes the decisions.

Alderman VanZuiden states that hearing this, it is his opinion that there was supposed to some confidentiality in all of this, and the conversation should cease. The point that you as a mayor has been made, the continued talks should be resumed either between the mayor and the Economic Development Committee or in closed session under property. Alderman Mask asks the mayor to attend their meetings. Alderman Mask also states that it should be the same for the mayor - there should be no discussion of business transactions made by her alone, it should be brought to the council for discussion. The mayor states, she totally agrees.

Parks and Recreation – N/A

Public Safety – N/A

Marina – N/A

Zoning – Mayor Ottens states that she is looking at another candidate for the Zoning Board of Appeals Committee...she should have word soon.

Mayor's Report – Included in packet. Chief Neblung has touched base with me on what he is learning at the FBI Conference that he is presently attending. He will give a detailed report on his return.

Aldermen Report – Alderman Mask passes out a handout on the Committee of the Whole for all to look over and comment and next meeting

City Administrator Report – N/A

Chief of Police Report – Included in packet. Sgt. Hamilton explains to Alderman VanKampen the definition of "Service Calls." Brief discussion on liquor licenses, will discuss more later, when more information is compiled.

Public Works Director Report – N/A

Adjourn to Closed Session

Alderman Mask motioned, seconded by Alderman Brondyke. Council entered closed session at 6:35 pm to discuss sale of property, litigation, and personnel.

Return to Regular Meeting

Alderman King motioned, seconded by Alderman Hunt to return to open session at 7:05 p.m. Roll call vote, 7 yes. Return to meeting

Adjourn Meeting. Alderman King motioned; seconded by Alderman Brondyke, meeting adjourned at 7:07. All in favor, 7 yes.

Respectfully Submitted,
Tammy L Garibay
City Clerk