

City of Fulton

Council Meeting Minutes

August 22, 2022

Regular Meeting

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

The Pledge of allegiance was recited.

Recognition of Volunteers

Chief Neblung presented the Fulton Fun Crew (Karrie Kenney, Jackie Wilkin, Darryl Hogue, and Ald. Barb Mask) and Police Officers (Adam Wherry and Dwayne Hamilton) certificates of recognition for their “above and beyond” work in organizing this year’s “Totally Tuesday and National Night Out.” Also, a big thank you, to each sponsor that contributed. Without your generousities, events like these would not be possible. There was an estimated 2500 people in attendance. The city and community would like to thank everyone that made this a successful event. Looking forward to many more festivities from this great bunch of volunteers.

Communication from Visitors

Fulton’s Fun Crew Member, Karrie Kenney, gave an update on the upcoming “Fall Festival Event.” The festival will take place on Saturday, October 1st, 2022, from 10 am – 4 pm. Activities will include (downtown) Food Trucks, Boutique Vendors, Miss Clinton County, Car Cruise, the Kid Zone (bounce houses, face painting, balloon twisters and pumpkin painting), live music and beer garden. Other activities will also be featured at Heritage Canyon, promoted by the Early American Crafters.

Ms. Kenney would like the city to check into city insurance coverage for the event as an add on rider. The initial quote received from Dykstra and Law Insurance Agency for the festivity was in the amount of \$735. It was made mention that the city had already designated the budgeted

amount of \$1500. Administrator Clark will contact the city's insurance company to see if this is possible.

Troy and Drake Chase of 3D Sales, presented to the council that they would like to purchase an additional 12 acres in the Industrial Center to the east and north of their present location. After obtaining the additional building from the Olsen's for their new golf cart sales, that location does not offer enough room for the inventory, resulting from extreme sales (which is a great thing). So far, in such a short time, they have sold over 150 carts. They would also like to be in to trailer rentals in the future.

The Chases will come to the council with an offer soon. At that time the council will discuss the possible terms.

Consent Agenda

Approve consent agenda; approve council meeting minutes and from August 8th and July 25th, 2022, and Treasurer's Report. Alderman VanZuiden motioned, seconded by Alderman Brondyke. No discussion. Roll call vote, 7 yes, motion approved.

Business

Approve an Ordinance and Redevelopment Agreement with Kenny Mueller to enter in to a TIF Agreement. Alderman King motioned, seconded by Alderman Mask. City Administrator Clark explained this was the procedure to move forward with TIF. Roll call vote, 7 yes, motion approved.

Approve to use Fund 71 to manage excess Industrial Center Property Sales Monies. Alderman King motioned, seconded by Alderman Mask. City Administrator Clark explained that this would keep revenues separated from general funds and make funds easier to keep track. Roll call vote, 7 yes, motion approved.

Approve the 2022 – 2023 Budget Amendment. Alderman Mask motioned, seconded by Alderman VanKampen. City Administrator Clark said the this would pull \$8,900 from reserves to cover salaries, due to additional hires and Union negotiations that came after the passed budget. Roll call vote, 7 yes, motion approved.

Approve a Resolution for Participation In state of Illinois Federal Surplus Property Program. Alderman King motioned, seconded by Alderman Brondyke. Chief Neblung explained that this would give the City of Fulton an opportunity to view and request surplus property acquired by the state or at a federal level. This would be little or no cost to the city, basically the only cost to the city would be to facilitate pickup and or delivery fees. Items can range from generators, to skid loaders, to vehicles. Roll call vote, 7 yes, resolution approved.

Approve the Ordinance for the Sale of Municipally owned Real Estate to Dan Dolan. Alderman King motioned, seconded by Alderman VanZuiden. Alderman Nederhoff and Alderman Mask said this should not be approved without the City Attorney present, due to so many errors in the presented contract. Alderman Nederhoff would like to table this to an upcoming meeting. Barb Mask asked what the status of the license was. Mr. Dolan said that he has put \$250,000 down as earnest money toward the awarding of the license. Alderman Nederhoff asked when it will be closed. Mr. Dolan said he has met the criteria but is going to purchase his license from someone who had already be issued. Alderman Nederhoff would like to wait until the license has been acquired. Alderman Mask reiterates that the council must be cautious...this is the taxpayer's money in the long run. City Administrator said he would reach out to Attorney Shirk for an updated contract. Alderman King remade the motion to table the approval until contract is updated, seconded by Alderman Brondyke. Roll call vote, 7 yes. Motion to table approved.

Approve Grant Draw Request for Porter Brothers and Change Order, and payment to Community Funding and Planning Services. Alderman Van Zuiden motioned, seconded by Alderman Banker. Alderman Mask asked both third ward Aldermen if they were happy with the outcome of the project. Alderman King states that there are not too many people happy about the work that has been completed, and he would not recommend the company again to do work in the area. Alderman VanKampen stated that storm sewers were not working and garbage from the company's employees were thrown all over the area and never cleaned up. Public Works Director Sikkema stated that all specs were met according to conditions in the contract. Roll call vote, 7 yes, motion approved.

Approve the issuance of an A-1 Liquor License to Vicky Grewal, per Liquor Commissioner, Wendy Ottens. Alderman VanKampen would like a motion to DENY, seconded by Alderman Brondyke. NO further discussion. Roll call vote, 5 yes, Aldermen Banker and King vote no to the denial. Motion failed.

DISCUSSION

- Kalyan Contact – Alderman Mask has technical questions. Original agreement vs this new agreement. Disappointed that Attorney Shirk is not here to help answer these questions, so she would like to postpone to another date. Alderman VanZuiden asks Mr. Kalyan - is it still your attention to build a brewery? Mr. Kalyan answers, yes. getting this contract corrected and approved at a future date. Mr. Kalyan states whether the actual brewery is here or in Galena, a brewery will be built. Mayor Ottens states it is not the city's business to interfere in a business' financial plan, Alderman VanZuiden, agrees. The City cannot micromanage a business's financial status. Alderman Nederhoff wants to know why the Kalyan's breached their contract. Mr. Kalyan states that the property was purchased in November. There was too many details and financials to get everything in order within a six-month period. Especially when it is a million-dollar project. It was not our intent to breach a contract.

Alderman Mask invites the Kalyan's to attend the next Economic Development meeting to be held in September.

- Food Truck Vendors – Manreet Kalyan is concerned about food trucks that are being parked permanently. His business, along with Steam Anchor (Ben Wilbur) and several other businesses are in support of coming up with an ordinance that restricts food and vendor trucks to be permanently parked. They are in support of the casual food trucks on a one-day operation, especially concerning festivities and events. The city will move forward with researching other municipality's regulations and come up with a plan that will suit the purpose for all involved.
- Liquor Licenses – Included in the packet is the current liquor license classes, number allowed, number issued, fees and descriptions of each license. Along with the schedule is the listing of each license holder and their addresses. It is the recommendation of the City Administrator if there is an additional A-1 License that is not used, and the council is not going to issue, to reduce the number of licenses available. Alderman VanKampen makes it a point to explain that all A licenses can sell package liquor also. Council request to move forward with the removal of the additional A-1 license.
- City Council Compensation for Meetings – Council would like to discuss increasing pay within 180 prior to the election, for all newly elected members. City Administrator will work on an increase of pay for meetings - will present a recommendation at the next council meeting.

REPORTS

Finance – N/A

Personnel – Recommendation to follow through with the City Administrator's Evaluation

Economic Development – Included

Parks and Recreation – N/A

Public Safety – N/A

Marina – N/A

Zoning – Mayor has been talking with Jim Smith about joining the Zoning Board of Appeals

Mayor's Report – Verbal

Aldermen Report – (Alderman Mask postponed speaking about the Downtown Historic Preservation Ordinance)

City Administrator Report – Included

Chief of Police Report – Included

Public Works Director Report – Included

Fulton Tourism – N/A

Historical Society – Included

NEW BUSINESS – N/A

Adjourn Meeting. Alderman King motioned; seconded by Alderman Brondyke, meeting adjourned at 6:41 p.m. All in favor, 7 yes.

Respectfully Submitted,
Tammy L Garibay
City Clerk