

City of Fulton Council Meeting Minutes February 27, 2023

Regular Meeting

Mayor Wendy called the meeting to order at 5:30 pm. On roll call, Alderpersons King, Banker, Mask, VanKampen, Nederhoff, Brondyke and VanZuiden were present. Alderperson Hunt was absent. City Attorney Shirk, CA Clark, Sgt. Hamilton, Public Works Director Sikkema, City Treasurer Fosdick and City Clerk Garibay were also in attendance.

The Pledge of Allegiance was recited.

Communication from Visitors

- Manreet and Melanie Kalyan were in the audience, inquiring the status of a proposed ordinance concerning mobile vendors within the city. Mayor Wendy states that this is still in discussion, and Attorney Shirk will be compiling the ordinance soon.

Presentations

Chuck Dykstra – Drive’s Building

- Mr. Dykstra would like the city to consider giving \$100,000 from the city’s ARPA Funds to aid in the matching grant funds for the Drive’s Building Renovations. The building when renovated would house a senior center, community center, banquet facilities and much more. This will be discussed at a further meeting. Mr. Dykstra included a letter in the council packet addressed to the Mayor and Aldermen, in hopes that they would consider the donation.

Dan Dolan – Purchase of Property in the Fulton Industrial Center

- Mr. Dolan addressed the Mayor and Council with his request of the additional and final 12 acres that is not benched marked in the Industrial Center. He explained that this additional acreage would allow him for expansion in the future. Mr. Dolan did inform the council that he had the new license in hand and was ready to proceed. He stated

that he was informed by the appraiser that the 43 acres that he had already pledged to buy was in a flood plain, so he would like the additional 12 acres to build the new facility instead. It was stated by CA Dan Clark and Alderman Brondyke, that this was NOT in the flood plain. Regardless, Mr. Dolan would like the additional acreage. He asked the council if he could combine the previous pledged sale along with the 12 acres to close at one time. The council would prefer that he make good on the original 43 acres first but will discuss.

Mr. Dolan explained his proposed solar panels, this will help fund the electricity that will be used for the grow facility. He stated that the energy produced is bought by ComEd, and that he will then purchase it back for the new plant. He stated that 26,000 kilowatts are used per day, with the projected use of 8-10 megawatts.

He stated that he would like to complete the project by the end of the year, pending there are no holdups. It was discussed that he could pull a building permit with a 3 month period, but would like the completion date moved to a 2 year time frame. He stated that he could close on the property within 45 days, at \$15, 000 per acre.

The Council will discuss, and possibly create an ordinance by the next meeting for the sale of the property.

Consent Agenda

Approve consent agenda; approve council meeting minutes from February 13, 2023, and approve the Treasurer's Report. Alderperson Mask motioned, seconded by Alderperson King. No Discussion. Roll call vote 7 yes, motion carried.

Business

Approve the Ordinance Authorizing Sale of Municipal owned real estate, sales contract and option to purchase real estate to Chase & Sons, LLC in the Fulton Industrial Center. Alderperson VanKampen motioned, seconded by Alderperson Mask. No discussion. Roll call vote, including Mayor Ottens. 8 yes, motion carried.

Approve a Resolution for MFT Annual Maintenance for calendar year 2023. Alderperson VanZuiden motioned, seconded by Alderperson King. Short Discussion. CA Clark and PW Director Sikkema, stated that the amount of \$111,071.00 is the projected annual cost to cover street striping, rock salt, aggregate, patch mix, hot mix, contractual streetlights, and street signs for the City of Fulton. This resolution of approval is then filed with the Illinois Department of Transportation. Roll call vote, 7 yes. Motion carried.

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Approve a Resolution of the City of Fulton in support of Tax Increment Financing. Alderperson Mask motioned, seconded by Alderperson Brondyke. Short discussion. The resolution is in support of the TIF, which is a means to address areas of blight, support development and promote local job creation and retention. TIF financing is a critical mechanism to spur economic development for the city. The approved resolution will be forwarded to the Illinois Municipal League. Roll call vote, 7 yes. Motion carried.

Approve waiving the building permit fee for the Krause Memorial that will be erected at the Fulton Marina. Alderperson Mask motioned, seconded by Alderperson Brondyke. Short discussion. CA Clark included a photo that resembles what the memorial will look like. It will a grain bin design with a fire pit included in the middle. There will be no expense to the city. All funding will be made through private donations, made in honor of long-time marina patron, Terry Krause. Roll call vote, 7 yes, motion carried.

Discussion

Business Registration Form – Mayor Wendy explained that this will help track possible Air BNB's and other businesses, new and old. Information that is included on the form, would help City Hall and Police Department on specific names, contact information, emergency contact information, and specific information related to the business itself. There could also be a small fee attached, at an annual rate, if so moved. This is just an example. The Mayor would like everyone to think this over, and come back next meeting with suggestions, so this can move forward.

Band Shell – Karrie Kinney explained again, for the Alderpersons who were not at the last council meeting. She stated that bids were in and the most reasonable came in at \$89,750. (This bid does not include, concrete or electrical). The Kiwanis Club is willing to donate \$35,000 to the project. This would leave approximately \$64,250.00 needed to complete the project, including concrete and electrical. She does state that there should be some type of allowance considered for overrun, due to supply demand and cost increases during the project construction. The final projected donation needed would be in the amount of \$75,000. This is the amount that is being asked to cover by City funding. Alderperson VanKampen and Mayor Ottens both state that there is plenty of money to cover that cost, especially in the Video Gaming Fund, which is bench marked for Park improvements. It was also a recommendation from the Parks and Rec Committee, which is led by Alderperson VanKampen and Alderperson Brondyke. Will be put on the next council meeting agenda as an action item.

Baseball Diamond Banner Sign for City support of the sporting community – Mayor Ottens has been asked by Barb Frantz of the Kiwanis Club for the City to make a donation in the amount of \$200 for the purchase of a banner to be erected at the ball diamonds, stating the City is in full support of sport community and events. No Alderperson commented. Will place on next agenda for a vote.

Progress Drive – Waive bidding and Use of Funds. CA Clark explained that he would like the city to consider waiving the bid process for the remaining expansion Progress Drive and continue with the same contractors that initially put in the first half, BWC. He explains that they are aware of what needs to be done. It is the plans to finish all the way through to 31st Avenue. The initial roadway will be rock – which cost approximately \$120,000. In the future, blacktop will be laid done. Will put on next agenda for approval.

Interest rates (Marina Dredging Loan and Backhoe purchase) CA Clark included in the packet interest rates and loan terms from Community State Bank in comparison to Central Bank, both located locally. Central Bank's quote came in at a lower interest rate of 3.75% for 3 years for the backhoe in the amount of \$62,750 and 5% for 10 years for the Marina dredging in the amount of \$150,000. Will add to next council agenda for approval.

Generator (City Hall and Police Department Building) – Alderperson King presented that this should be a must. It will able both departments to function in case of an emergency, as gave the derecho as an example. It will also incorporate the city into the emergency plan that is currently being updated and implemented by the city's Safety Committee. Approximated cost to add as a budget item will be \$12,000. Will be on the next agenda for approval.

Calendar Parking – PW Director Sikkema presented. This will be easier to enforce the parking situation when there is a weather emergency. It will be an odd, even calendar. Attorney Shirk will create an ordinance for the change. Will be added to next agenda for approval.

Special Event Application – CA Clark and Mayor Ottens stated that this would be discussed later, due to the council declaring that they would give all the festivals 1 year's notice of such changes. Will start future discussions after the upcoming Dutch Day Festival this coming May.

Dan Dolan – Sale of Property (N/A)

Committee Reports

Finance – N/A

Personnel – N/A

Economic Development – N/A

Parks & Rec – Alderperson VanKampen stated that the Santa House will be finished by the end of April. She also asked that an Ad Hoc Committee be established to work on a 3–5-year plan for updates at the 10th Avenue, School Park. The Mayor will appoint at a later date.

Public Safety – N/A

A

Marina – Next meeting will be March 16, 2023, at 4 pm

Zoning – Board of Appeals meeting will be held March 21, 2023, at 5:30 pm

Aldersperson Reports – N/A

Mayor's Report – N/A

City Administrator's Report – Included in Packet

Public Works Director's Report – Included in Packet

Fulton Tourism Report – N/A

Historical Society Report – N/A

Comments from Visitor Kevin Heun – Mr. Heun asked to address the council as to why there has been nothing addressed at the property located by his residence on 14th Avenue. There have been many complaints made by him and several neighbors, due to the fact they have tolerated the garbage, rodents, and mess for several years. They have brought the complaints before the council and still no action has been taken. Mayor Ottens stated that she has personally contacted the health department. Sgt. Hamilton also stated that several violation tickets have been issued, and still the problem continues. Attorney Shirk stated that he will compile instructions to possibly start an order to condemn the property. This will have to be a council decision to move forward. Mr. Heun has been told by the council that they will keep informed, moving forward.

Closed Session to discuss sale of property and personnel- Aldersperson Mask motioned, seconded by Aldersperson Brondyke to enter closed session at 6:46 pm. Roll call vote, 7 yes, motion carried.

Resume Regular Council Meeting – Aldersperson Mask motioned, seconded by Aldersperson King to enter the regular council meeting at 7:05 pm. Roll call vote, 7 yes, motion carried.

Discussion – CA Clark stated that there would be a formal resignation for Aldersperson Hunt soon.

Adjourn Meeting – Aldersperson King motioned, seconded by Aldersperson Mask. Roll call vote, all in favor, Aye's have it - meeting adjourned at 7:10 p.m.

Respectfully Submitted,
Tammy L Garibay
City Clerk