

**CITY OF FULTON  
COUNCIL MEETING AGENDA  
City Hall Council Chambers  
January 27, 2025  
5:30 PM**

**Regular Council Meeting**

1. Call to order the Council meeting for the City of Fulton.
2. Roll Call
3. Pledge of Allegiance
4. Presentations –
5. Appointments –
6. Recognition – Tammy Garibay, Retired Business Manager. Recognition of service.
7. Communication from Visitors (Any communication that is NOT on the agenda for consideration.)
8. **Consent Agenda** (All items in the consent agenda will be enacted by a single motion and roll call vote. Any item may be removed upon request by the Mayor or any Aldermen and considered individually after all other items of business on the consent agenda.)
  - Approve Regular Meeting Minutes from January 13, 2024, City Council Meeting (pages 4-7)  
Motion to Approve 1<sup>st</sup> \_\_\_\_\_  
Motion to Approve 2<sup>nd</sup> \_\_\_\_\_

**CURRENT BUSINESS - None**

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# Committee of the Whole – Discussion

1. Discuss – Liquor Committee’s Ordinance progress.
2. Discuss – Dan Dolan’s Class A Liquor License
3. Continue Discussion – Condemned Property located at 517 12<sup>th</sup> Avenue
4. Continue Discussion – Marina appraisal, if we have received it.
5. Discuss – Reminder: Budget Workshop February 3, 2025, 6:00 p.m.
6. Discuss – City Council meeting dates for 2025. (page 8)
7. Discuss – Report from Andresen Nature Center (pages 9-12)

## 1. **Committee Reports**

- A. Finance –
- B. Personnel –
- C. Economic Development –
- D. Parks & Rec –
- E. Public Safety –
- F. Marina –
- G. Tourism –
- H. Zoning –
- I. Liquor Committee –

***Reminders for the future: Upcoming Budget Workshops and Goal Setting, Tourism Director, Sidewalks & Streets, Upgrade City’s Water Billing Software, NIMS, Emergency Plan***

2. Mayor Pro Tem’s Report
3. Aldermen Comments
4. Chief of Police Report
5. Public Works Director Report
6. Historical Society Report (page 13)
7. Business Manager’s Report
8. Community Service Officer Report

9. ***Motion to enter Closed Session for discussion of personnel, litigation items and property.***

*Motion to Approve 1<sup>st</sup>* \_\_\_\_\_

*Motion to Approve 2<sup>nd</sup>* \_\_\_\_\_

10. Motion to Return to Regular Meeting.

Motion 1<sup>st</sup> \_\_\_\_\_

Motion 2<sup>nd</sup> \_\_\_\_\_

11. Motion to Approve and Vote on Personnel – FOP Contract

Motion 1<sup>st</sup> \_\_\_\_\_

Motion 2<sup>nd</sup> \_\_\_\_\_

13. Motion to Adjourn

# CITY OF FULTON

## COUNCIL MEETING MINUTES

January 13, 2025

5:30 p.m. - City Council Chambers

### Regular Meeting

The meeting was called to order by Mayor Pro-Tem Keith King at 5:30 p.m. On roll call, Alderpersons Boonstra, Brondyke, King, Mask, and Wilkin were present. Alderpersons Banker and VanKampen were absent. City Attorney Huizenga, Officer Hermes, Public Works Director Sikkema, Business Manager Hamling, Seargent Hamilton, and City Clerk Wade were also in attendance.

Mayor Pro-Tem King advised the Council that he will be a voting member at this meeting.

The Pledge of Allegiance was recited.

Presentations – Dan Dolan was to give a presentation. He was not in attendance at this time.

Appointments – Mayor Pro Tem King appointed Alderperson Terry Boonstra to sit on the Finance Committee. He will be taking the place of Alderperson Keith King, now that he is Mayor Pro Tem.

Mayor Pro Tem King also appointed ReNee Grant as Liquor Commissioner for the City of Fulton.

Mayor Pro Tem King announced that the City would now swear into office, Chad Hermes, as Fulton's Chief of Police. City Clerk Tori Wade read the Oath of Office to Hermes, with him replying, "I do." Official documents were signed. Chief of Police, Hermes' wife, then pinned on his badge. He was congratulated by everyone.

There were no recognitions.

Communication from Visitors. (Any communication that is NOT on the agenda for consideration.)

Resident, Mr. Scott Hutchison spoke to the Council stating that he was informed that the City might be interested in purchasing his property located at 1007 2<sup>nd</sup> St. Mayor Pro Tem King asked him to contact Business Manager Hamling to let her know what he is asking for the property.

Mayor Pro-Tem King asked for a motion to approve the Council meeting minutes from December 10, 2024, the Bill List, the Bill List Addendum, the Treasurer's Report and the Special Meeting Minutes from December 19, 2024.

Alderperson Boonstra made the motion. Alderperson Brondyke seconded.

On roll call, all yes. (Alderpersons Banker and VanKampen were absent).

Motion carried.

### Current Business

Mayor Pro Tem King asked for a motion to approve payment to Porter Brothers for 19<sup>th</sup> Avenue & 13<sup>th</sup> Street project.

Motion made by Burggraaf made the motion. Alderperson Brondyke seconded.

Discussion was held on the work that was done during this project.

On roll call, all yes. (Alderpersons Banker and VanKampen were absent.)

Motion carried.

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Mayor Pro Tem King asked for a motion to approve the Resolution for Maintenance under the Illinois Highway Code (MFT).

Motion made by Wilkin made the motion. Alderperson Burggraaf seconded.

Discussion was held on the work that was done during this project. These funds will be used to purchase road salt, cold patch, some sidewalk repair, and repaving 14<sup>th</sup> St. from 7<sup>th</sup> Avenue to 14<sup>th</sup> Avenue and an area in front of the Elementary School.

On roll call, all yes. (Alderpersons Banker and VanKampen were absent.)

Motion carried.

Mayor Pro Tem King announced that the Council will go back to presentations as Mr. Dan Dolan has just arrived at approximately 5:45 p.m.

Mr. Dolan stated that he was here to request a Class A Liquor License for his property at his strip mall, what he calls Fulton Crossing (located on Highway 84). He would like to open "Alana's" (name of business) there and add a drive-up window on the south side of the building. He was told that 18,000 cars a day go by this property and he feels the need to capitalize on this. He wants to start by offering coffee, ice cream and hot dogs with all the fixings. He expects to be open about 100 hours a week with a total of about 4 to 5 employees. A few dispensaries have opened in the Quad Cities area, that may be taking some of his business, but he feels Fulton's dispensary is doing well and is benefiting the City of Fulton.

Mr. Dolan stated that the Cultivation Center got its license to operate on December 9. The plants are started and are now about 3 feet tall. He expects to be shipping product out the door the first week of April. Presently, there are the equivalent of 6 full-time employees at the facility. Once they get to harvest, they will probably have another 10 employees. His plan is to continue to grow. He stated that they have a lot of expansion opportunities inside the building. He hopes for continued success, he is really happy with working with the City of Fulton.

Alderperson Mask informed Mr. Dolan that the Clinton Herald inquired about doing an article on the cultivation center. She said there is a lot of interest and people are wondering what is going on in the gargantuan sized building. She asked if the Clinton Herald could reach out to him or someone in his business to let them know what the progress is to date. A representative from the Fulton Journal was present and Dolan said he would give him his contact information.

Mr. Dolan stated that he is really busy right now, the business is growing rapidly. Alderperson Mask asked if the Council would have the opportunity to see the operation. Dolan stated that it's a secure facility, so he'd have to defer to the state on that. The Illinois Department of Agriculture is really strict about letting people in, but he hopes he can find a way to get that arranged at some point.

Alderperson Wilkin asked, so, you're asking for a Class A liquor license and it's going to be a coffee shop? Dolan replied, yes, it will be a café with a counter. It needs to get started and it will grow. He just wants to get started. Alderperson Wilkin asked if he was just going to sell alcohol or if he was also interested in gaming? He said yes. He's not sure what the sales are going to generate.

Alderperson Boonstra asked about the road that goes in front of the fire station. Who owns that road and who maintains it? Public Works Director, Eric Sikkema, stated that the road is owned and maintained by the City. He knows it is deteriorating and needs repair. Sikkema stated that they could possibly use TIF money to do this. He will look into it at the next budget meeting.

Mayor Pro Tem King asked if there were any more questions for Mr. Dolan. There were none. King stated that it will be on the next agenda for discussion. He thanked Dan Dolan for visiting.

Mayor Pro Tem King asked for a motion to Appoint and Approve the FOP Negotiation Team to consist of Public Works Director, Eric Sikkema; Business Manager, Aley Hamling; Mayor Pro Tem, Keith King; Alderperson Mindy Burggraaf and Chief of Police, Chad Hermes.

Alderperson Mask made the motion. Alderperson Brondyke seconded it.

On roll call, all yes. (Alderpersons Banker and VanKampen were absent.)

Motion carried.

### **Committee of the Whole**

Mayor Pro Tem King asked to discuss the grow facility License fees. Ordinance #1672, amending Chapter 119 of the Fulton Code of Ordinances for the Regulation of Recreational Cannabis and Cannabis Business Establishments. This will be decided after the budget is complete.

Alderperson Burggraaf stated that there's 5 licenses out there now at \$10,000.00 each. She asked if this is our opportunity to raise that if we want to make that consideration so we can use it in this budget year. They renew every year, so if we don't do anything this year we could wait until next year. Burggraaf asked is there is someplace we could get data on this.

Alderperson Mask thought we should see what other communities are doing.

Public Works Director, Eric Sikkema said that under our cannabis licensing and the regulation of it, we do have the ability to raise our percentage rate that we would get back by a quarter of a percent up to 3%. We get 1% of what they gross right now. If the Council decides to raise the percentage, it has to be done by April.

Alderperson Mask stated that she thinks it's important to max out whatever the State of Illinois allows us to do because the whole purpose of bringing all that in was to generate revenue for us. Mask asked Business Manager Hamling to research what other communities are doing.

Alderperson Wilkin asked if the Council could see some numbers from the sales, so if it is decided to raise the percentage, the Council would have an idea what the revenue might look like. Eric Sikkema said he will bring that to the next budget meeting. Alderperson Mask stated that medical cannabis is not taxed, so we should be taxing the maximum percentage the State allows on regular cannabis.

Discussion was held on the Main Street traffic count for considering a one-way or two-way street. Public Works Director Sikkema stated that he received traffic count numbers from IDOT for the year 2023. Going northbound on 4<sup>th</sup> Street off of 14<sup>th</sup> Avenue the traffic count is 3,000 per day. Going south off of the bridge on 4<sup>th</sup> Street was 4,050. On 14<sup>th</sup> Avenue going West towards Clinton was 10,500 and going east, so coming into town was 7,500.

Discussion was held on how the changes will affect residents when traveling through town, along with safety issues at some intersections.

Alderperson Mask recommended that the public have some input into this decision, especially for the business owners on Main Street. Alderperson Wilkin stated that ultimately what business owners would like, is more parking spots.

Eric said he will be meeting with Matt Hansen from Willet Hofmann to get the sidewalk portion of the project out for bid.

Alderson Mask would like to somehow get feedback from residents. Possibly, an article in the Fulton Journal, a Facebook or City website announcement. Eric will ask Matt if we could have the video that shows the different one or two-way scenarios to place on our website.

Alderson Wilkin asked why there were only a couple of meetings for the downtown business owners. They are asking what is happening. Sikkema would like to set up a meeting with business owners in the near future.

Next, was the discussion on Ordinance #1636, specifically the Ken Damhoff property. Alderson Burggraaf said that in going through the ordinance it does look like there is some confusion between the 3 days or 7 when it talks about the 72 hours in the Ordinance, but Damhoff was told 7 days. She also said the Ordinance does not address the tarping issue. Alderson Burggraaf suggested working with Adam Wherry, our Code Officer, to draft an updated Ordinance so that it is correct and bring something back to the next meeting.

Alderson Burggraaf would like to notify Mr. Damhoff of the Council's findings because his questions weren't answered when he attended the Council meeting.

Discussion was held on the status of the condemned property at 517 12<sup>th</sup> Avenue. Eric Sikkema told the Council that letters have been sent to the bank and to the property owners. The bank said they do not want it so then it defaults back to the property owner. The property owner has yet to respond to the City. Does the City want to take this property back?

City Attorney Huizenga informed the Council of its options regarding this property,

Eric Sikkema will get an estimate on what the cost would be to take the house down. Maybe consult with a realtor as to what the lot is worth. The Council would like to discuss this at the next meeting when they have more information.

Eric Sikkema will try to contact Keith Norman regarding the appraisal of the marina.

Alderson Brondyke stated that he read through the new International Zoning Code, he feels that the Council should adopt it, it is basically what we have now, but with updated verbiage. Eric Sikkema agreed.

### **Committee Reports**

Alderson Mask gave a brief report on the Historical Society.

Business Manager's report – Alderson Burggraaf asked about the website compliance updates. Business Manager Hamling stated that it is items like IMRF reporting, state mandated trainings, etc.

Alderson Wilkin asked how the website is going so far. City Clerk, Tori Wade said it is going well. Business Manager Hamling told the Council that more hours will be needed for the website updating.

Mayor Pro Tem King asked for a motion to go into Closed Session.

Alderson Burggraaf made the motion. Boonstra seconded.

Council went into Closed Session at 6:30 p.m.

Respectfully submitted,

Tori Wade  
City Clerk

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**CITY OF FULTON, ILLINOIS  
2025 MEETING SCHEDULE**

CITY COUNCIL MEETINGS

2<sup>nd</sup> and 4<sup>th</sup> Mondays of the month. City Hall Council Chambers, 415 11<sup>th</sup> Avenue, at 5:30 p.m.

January 13	January 27
February 10	February 24
March 10	March 24
April 14	April 28
May 12	May 26 (Memorial Day-No Meeting)
June 9	June 23
July 14	July 28
August 11	August 25
September 8	September 22
October 13 (Columbus Day)	October 27
November 10	November 24
December 8	December 22

**CITY OF FULTON, ILLINOIS  
STANDING COMMITTEES**

Economic Development

Finance

Liquor

Marina

Parks and Recreation

Personnel

Public Safety

Tourism



# ANDRESEN NATURE CENTER

## 2024 in Review

### EVENTS:

In 2024 the Nature Center was typically open for visitors to stop in seven days a week. However, the number of events held at the Nature Center in 2024 dropped off somewhat due to staffing / volunteer limitations, along with a shift in priorities. For the year the Center:

- Participated in the usual 3 city-wide events (Dutch Days, Fall Festival, and Christmas Walk)
- Hosted 3 group / field trip events (several school groups and a handicap tour)
- Held 4 High School Student Impact Volunteer Days (including participation in several of the city-wide events)

In addition to the onsite activities, we participated in the annual Bald Eagle Watch event over in Clinton this past February, in collaboration with the Natural Area Guardians of Whiteside County. Our fawn and leucistic opossum taxidermy were on display and drew many visitors to the two tables. We also had microscopes and magnifying glasses available to view insects and other nature related materials, and hand out free packets of prairie seeds at the event.

The Center also donated a variety of prairie seeds to the Morrison library for a kid's activity (making prairie seed bombs).

### VOLUNTEERS:

The year 2024 had several people helping out extensively at the Center, including a senior volunteer and a summer college intern.

David Meyer is a college student who was hired part time for much of the summer and who provided significant assistance in a variety of projects. His work included extending the pathways around the Center, refinishing the frontage sign and all of the picnic tables located under the shelter, helping out on event days, and overseeing high school students on the Sauk Valley Impact volunteer days.

By the end of August we had fully depleted the internship grant fund, as several follow-up grant requests for additional intern funding were turned down in early 2024. We will continue to search for and apply for funding for an intern in 2025. If successful, this year's intern focus will focus on identifying a college student with an interest in developing lesson plans and organizing afternoon events for children.

Nancy Gates is a Lifescape Americorp Senior Citizen volunteer who has consistently helped throughout the entire year, logging at least 25 days of volunteering. Her preferred workdays were Friday afternoons, but also showed up for several Saturday events, including most of the high school students Impact volunteer days. Outdoor display maintenance, pathway development, prairie seed picking and

processing, and landscape grass seeding were some of the projects with which she has helped out. For the bigger town-wide event days she assisted with greeting visitors and handing out free prairie seed packets that were harvested primarily from the Center's reconstructed prairie.

David Harrison has also continued to help out on event days, including the High School Impact event days and field trips. He also continues to provide commentary and advice on prairie and general nature related topics.

Kristina Zach continues to regularly publish interesting and thought provoking nature related postings on our Facebook page, which result in engaged public responses.

The high school Impact volunteer students assisted with outdoor landscaping projects over the spring, summer, and fall seasons. Projects included the maintenance of - and extensions to - pathways around the Nature Center. Students also helped out at two of the city-wide events, where they, oversaw games, launched water bottle rockets, and helped visitors roast marshmallows over a campfire. Adult volunteers at the city-wide events handed out free prairie seeds and encouraged visitors to plant native seeds in their backyards. Hundreds of packets of prairie seeds representing over 20 species of native forbs were once again given out during the 2024 events. Seeds are mostly harvested from our on-site prairie along with a few contributions from remnant prairies around Whiteside County.

#### HONEY BEES:

Due to poor health, our beekeeper was not available to maintain any bee colonies at the Center this year, and no swarms found or moved into any of our empty hive boxes. We elected to harvest the honey out of both hives using a borrowed hand-cranked honey extractor, and collected over seven gallons of honey. We are now offering tasting samples to visitors, and a few quarts of honey have been donated to volunteers and committee members. We are not selling any of the honey as that would require a food license from the State of Illinois.

#### CRITTERS:

In the summer of 2024 the Center raised and released only 2 Monarch butterflies, as compared to 40 Monarchs released in 2023, and prior years where between 400 and 700 butterflies were typically released. Only a few eggs and caterpillars were found on the property this year, which reflected similar antidotal evidence from many local visitors to the Center where they too were finding and raising significantly fewer numbers. Last winter's overwintering count in Mexico was significantly down, and food sources for the first Monarchs flying back up in the Spring were also lacking in the Southern U.S.

Twin fawns were again observed grazing in the back yard of the prairie this year, and in total, three fawns were identified. For the first time, a coyote was seen hunting along the edge of the Center's woods this summer, and a 12 to 14 point buck was videotaped running within 40 feet of the Director in late Fall, with a doe hiding less than 10 feet behind the director. Turkeys were seen foraging on the property several times in the Spring and again in the Fall season.

## TAXIDERMY:

Concerning displays inside the Center, a leucistic opossum was added to our collection in January of 2024. There are still several additional carcasses available for mounting with our local taxidermist, Paul Sikkema. We are still looking for skunk, beaver, and groundhog carcasses to mount to add to our displays. The Whiteside County Soil & Water Conservation District failed to provide any further grants for taxidermy in 2024. We continue to request and receive an IDNR yearly permit to collect, mount, and display animals, birds, and fish.

## PROJECTS:

Outdoors, a significant number of projects were tackled, including:

- Expansion of the North point of the prairie by several feet
- Extension of the pathway along the West edge of the prairie. We now have approximately 2/3rds of the overall planned pathways completed.
- Extension of the pathway from the front door to the SW corner of the house
- The extension of the three landscape triangles by the picnic shelter pathway
- Refinished the wood portions of the frontage sign, and all of the picnic tables
- Replaced unhealthy / non-coordinated landscaping on the SW side of the front porch with native grasses (Deer were constantly eating back the ground level yew shrubs every winter)
- Extended the seeding of deep rooting Eco-Grass around various sections of the picnic shelter
- The harvesting of over 15 native plant seeds from the prairie, packaging them into packets for handing out to visitors
- Improvement to and extension of the pathway from Heritage Canyon, through the ANC woods, and uphill towards the Reagan ancestral burial site
- About a quart of Walnut Syrup was processed, from sap harvested from a trees on the property
- A set of prescribed burns, in total covering about a quarter of the prairie, were conducted in the late Fall

## FINANCES:

Financially, the Center continues to be in fairly good shape, and revenue supports all of the expenses related to operation of the facility, through visitor contributions and a \$1,500.00 grant from the Andresen Charitable Trust. Building maintenance costs are covered by the City of Fulton, which in 2024 included the replacement of the water heater and the furnace, and a minor repair to the central air conditioner. We also needed help from the City to remove a large downed branch that dropped into the prairie in the front yard. At year end there was \$1,867 in the general fund and \$3,251 overall, with taxidermy, picnic shelter, and Summer Camp funds representing a majority of the balance. A detailed financial report can be provided upon request.

FUTURE PLANS:

For the coming year our plans include expansion, maintenance, and event activities:

- Employing a summer intern for creating and coordinating children's programs, overseeing Impact volunteer events, and helping out at the annual City-wide coordinated events.
- Continue to extend the landscaping around the picnic shelter
- Continue to extend the pathways around the Nature Center
- Continue to expand and enhance the prairie
- Varnish / seal the wood posts and beams on the picnic shelter
- Look into the purchase of a 3 dimensional map model of the area, highlighting the Mississippi river bluffs, lock and dam 13, and how the river used to flow to the East of Fulton
- Find a new beekeeper to help with reintroducing and maintaining an observation beehive
- Repair the South porch and tiered landscaping by the garage, with assistance from the city

Regards,

Kyle Kopf

Director

Andresen Nature Center

# MARTIN HOUSE MUSEUM 2024

## FINANCIAL REPORT

2024	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Opening Balance	30108.62	29455.70	29216.66	29012.65	28882.21	40475.12	40427.22	39881.78	39548.72	39166.97	38956.33	38701.89
JO-Carroll (Gas)	262.92	179.04	204.01	130.44	118.09	47.90	35.44	33.06	31.75	30.64	31.62	33.67
Pest Control												
Electronics (Alarm)	270.00						270.00					
Lawn Mowing					360.00		240.00	300.00	300.00	180.00	60.00	
Snow Removal	120.00	60.00									68.96	75.00
Landscaping									50.00			
Cleaning Service												
Cleaning Supplies												
Building Maint.					229.00							
Frary												
Electrical											93.86	
Spring Green												373.38
Monthly Exp	652.92	239.04	204.01	130.44	707.09	47.90	545.44	333.06	381.75	210.64	254.44	482.05
Deposits					12300.00							

Com Ed is paid by Ordinance Consideration

*Handwritten:* Not 1/15/24