

**CITY OF KANKAKEE  
CITY COUNCIL MEETING  
MINUTES  
JANUARY 2<sup>ND</sup>, 2018  
7:00 P.M.**

**MAYOR WELLS-ARMSTRONG:** I would like to call the meeting to order. Happy New Year. We will start with a prayer from Reverend Lori K. Holmes from Caldwell Chapel A.M.E. Zion Church.

**REVEREND LORI HOLMES:** Good Evening, let us pray. God, we come Lord tonight first of all, Lord just to say thank you. We thank you Father for allowing us to assemble here under this same place. Father we ask tonight Lord that as we start this New Year, as we have finished 2017 and we go into 2018 the year of new beginnings. Father we ask Lord that You would guide us, that You would lead us, that You would give direction to those that make decisions that You bring us closer together for the betterment of all of us. Lord we are careful right now to give Your Name praise. To give You glory and to give You honor. Bless the Mayor, bless the Aldermen, bless all who are in charge that take care of this City. Be with them God take care of them. Guide them God give them direction. In Jesus Name we pray. Amen

**MAYOR WELLS-ARMSTRONG:** The Pledge of Allegiance will come from the Youth (IYANNA THOMAS SPRINGER, KERRIGAN SPRINGER, ANGELA SILAS, UNTIVO SILAS, DIAVION MADDISON, JAYLIN HAIRSON AND IMANI THOMAS SPRINGER) of Caldwell Chapel A.M.E. Zion Church.

**IN UNISON:** “I pledge allegiance to the Flag of the United States of America, and to the Republic, for which it stands, one Nation under God, indivisible, with liberty and justice for all”.

**PUBLIC COMMENTS**

**MAYOR WELLS-ARMSTRONG:** At this time, we will move to Public Comments. Please direct your comments directly to the Mayor. Comments are limited to five minutes. First speakers are Wanda and Larry Fullmer.

**LARRY FULLMER:** Good Evening Your Honor. Good Evening to the Council that is here. Your Honor, it’s so wonderful, I can’t believe

it is already 2018. We are certainly bringing in the New Year a little briskly. We would like to take a moment to reintroduce ourselves, Wanda and Larry Fullmer. We are the proud owners of the Auto Lab franchise which will be opening up here in Kankakee. We are so thrilled to be working with this City as we are looking to create jobs and opportunities within our Ward and on the North side of the City. Just a brief history on ourselves, we are proud to say we have relocated to Kankakee. We are now proud residents of this fine City. We been received so warmly and it's been nothing but support and we are thankful for the opportunity. We know we want to show our commitment here, we actually are expecting our first delivery of our heavy lift equipment to the building within the next ten days. So, we are excited to be clearing space. We have solicited a general contractor, we have local contractors from the community that are ready to go, that have provided us bids for the work that is necessary on the building. They are lining up, as a matter a fact we are having another summary and scope of that work done soon in the next week or so. We have partnered with Home Star Bank we have already opened up our business account with Home Star Bank. We have provided about \$50,000.00 in equity of our own money within the community in this project so we are here to stay. We are very thrilled to be here and looking to create some jobs and some wealth on the North side of the City.

**WANDA FULLMER:**

Thank you. I just want to echo what my husband stated. It is an honor to be amongst you. We commend the Mayor, Mayor Chasity Wells-Armstrong and her entire team; our Aldermen; of course Mr. O'Brien and everyone. We know that this is a generous gift to us and we are equally committed to give back. We hope we have shown you that, we have been... thoroughly by the SBA. We are here and we thank you for your patience. We are committed in making this project happen in a very swift yet a very quality driven fashion. We have already paid our franchise fees so again, we look forward to partnering with you. Please let us know how we can give back to your charitable organizations. We are inviting everyone to be a part of this vision and absolutely working with the community college. We just need you to tell us how we can show again a very strong partnership between us. We have on our Auto Lab t-shirts today and it's a great time to be in Kankakee. So

thank you and thank you all for your diligence in helping us get where we are today.

**MAYOR WELLS-ARMSTRONG:** Keith Martin.

**KEITH MARTIN:** Hello everyone. I came here to see you Mayor because I received a...I don't know what it is...some type of a bill from the City of Kankakee from the Department of Building and Code Enforcement. That allegedly, which they probably did, picked up some...I am trying to get a better understanding so I brought it straight to the top. They sent me a \$400.00 bill for picking up some stuff that was next to my dumpster that I purchased. I brought a copy of my dumpster fee, a copy of the dumpster and everything and I don't understand. I really don't understand this tipping fee of \$240.00. Can I present this to you so you can take a look at this?

**MAYOR WELLS-ARMSTRONG:** Alright, Thank you.

**KEITH MARTIN:** I don't want to take up a lot of your time after the holidays. You all have a nice night and hopefully you can possibly contact me or have someone contact me about. I appreciate it. Thank you.

**MAYOR WELLS-ARMSTRONG:** Thank you. Okay, we will move on to Roll Call.

**CLERK DUMAS:** **PRESENT:** Tetter, Brown, Baron, Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall, Malone Marshall, Kennedy. **ABSENT:** Curtis  
(13) Present (1) Absent.

**MAYOR WELLS-ARMSTRONG:** Department Heads.

**CLERK DUMAS:** **PRESENT:** Dumas, Schuldt, Kubal, Power, Schiel, Piggush, Nelson, Cross, Bertrand, Schmitz. Thank you.

**MAYOR WELLS-ARMSTRONG:** Moving on to the minutes, I just want to state that I have been made aware of some concerns from the community about us not having minutes. The City of Kankakee is one of the few Municipalities that transcribes minutes verbatim. Most Municipalities do not do that. If you do your research you will find that a lot of them do bullet points, previous Administrations have done this and we have continued this practice because we are committed to transparency and we want the public to be able to see what

went on in the minutes. With that being said, the minutes can not be posted to the website until they are approved by the Council. They can't be approved by the Council until they are transcribed. So, we have had about three sets of minutes, I believe October 23<sup>rd</sup>, was a special meeting just to approve a street closure for Halloween. No one has been harmed by this and certainly if we are overlooking something or we are out of compliance with something and it is brought to our attention, it is our full intent to comply with the law. So, there is not anything we are trying to hide. I want to thank Clara Hall our transcriptionist who has been working very hard to get these done so that we can start the New Year caught up. At this time, I want to make sure the Council had time to go through them. I know it was quite a bit. I want to make sure you all had a chance to go through everything. I am looking at heads nod so if there are no objections, we can combine all of those and I will take a motion to approve. Yes, Alderman Crawford?

**ALD CRAWFORD:** I have a question, I see the minutes are here for October 2<sup>nd</sup>, 16<sup>th</sup>, October 23<sup>rd</sup> and then December 18<sup>th</sup>. Did we have minutes for November?

**MAYOR WELLS-ARMSTRONG:** Yes, we approved those.

**ALD CRAWFORD:** Okay.

**MAYOR WELLS-ARMSTRONG:** So, if there is no objection, I will go ahead and combine and ask for a motion to approve all the minutes.

**ALD BARON:** I have a couple of corrections.

**MAYOR WELLS-ARMSTRONG:** Okay, I was going to take a motion first then a second.

**ALD BARON:** Okay.

**MAYOR WELLS-ARMSTRONG:** May I have a motion to approve?

**ALD BARON:** So move.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderman Baron.

**ALD KENNEDY:** Second.

**MAYOR WELLS-ARMSTRONG:** Second by Alderwoman Kennedy. Any discussion, additions or corrections?

**ALD BARON:** Two changes, on pages...they are both on December 18<sup>th</sup>. The first one is on page 7 tow thirds of the way down the page Amy Clark was talking about the Fountain Square project. The second sentence is transcribed as: We are getting 60 percent AMI which was originally proposed that way. I believe her comments were, we are getting 9 units at 60 percent AMI, that's probably important. Then on page 16 in regards to the abstentions for the bills, Alderman Gall pointed out tonight that we abstained on the same bills which was bill #72769 there was a typo in my, abstain 72765 and it should have been 72769.

**MAYOR WELLS-ARMSTRONG:** Please make sure you have your microphones on.

**ALD TALL:** I also have a correction on December 18<sup>th</sup>.

**MAYOR WELLS-ARMSTRONG:** Alderman Tall.

**ALD TALL:** On page 16 also, it says that I abstained.

**MAYOR WELLS-ARMSTRONG:** Which minutes Alderman Tall?

**ALD TALL:** December 18<sup>th</sup>. It says I abstained on check number 72818 and 72768. I voted no on both.

**MAYOR WELLS-ARMSTRONG:** Anybody else? Any further discussions, additions, corrections? Okay.

**ALD BARON:** I would like to applaud Clara for doing this. It is not easy and I am sure...

**MAYOR WELLS-ARMSTRONG:** Thank you Alderman Baron. Thank you, Clara. Alderman Brown, did you have anything?

**ALD BROWN:** No they just solved it.

**MAYOR WELLS-ARMSTRONG:** They took care of everything?

**ALD BROWN:** Yes.

**MAYOR WELLS-ARMSTRONG:** Okay. All in favor...

**CITY COUNCIL:** Aye.

**MAYOR WELLS-ARMSTRONG:** Opposed same sign, motion carries. Thank you. And Thank you again for doing all four sets, I know it was a lot. We don't have any petitions and at this time we will move on to communications. Under Communications, we have a presentation of the Community Partner Awards to the 2017 Sponsors for the Annual Fire Prevention Efforts with Kankakee School District 111. We will have Chief Schuldt come up.

**COMMUNICATIONS  
PRESENTATION OF THE COMMUNITY PARTNER AWARDS  
TO THE 2017 SPONSORS FOR THE  
ANNUAL FIRE PREVENTION EFFORTS  
WITH KANKAKEE SCHOOL DISTRICT 111**

**CHIEF SCHULDT:** I just want to personally thank all of the community partners for helping us out with this year's fire prevention presentation. This is the second year we have done this. We couldn't do it without their great support, this year was better than ever. I really wanted to personally thank all of you guys for doing it. Secondly, I want to turn over the mic to another member of our department but before do, I just want to point out, most of you know Mike Cassagrande he's basically in charge of our fire prevention bureau. He was very instrumental in initiating this program last year to get it off the ground and he has been very instrumental this year. He spent a tremendous amount of time and effort to put these programs on to do this and to do something new. He's been very good about getting volunteers and donations and things to help us out. So, I really appreciate it and everything that he has done. Mike, I am going to turn it over to you. Thank you.

**MIKE CASSAGRANDE:** Thank you very much. This program is very special because one of the things is it is really hard to impact families. By going to schools every year we are able to get to the kids but sometimes it is hard to get that information at home. What this program has been able to do is basically get every kid from Kindergarten to Third Grade to participate...1642 kids and their families participated in this program and it would not have happened without our sponsors and the school district. First of all, I would like to thank another gentleman, he wasn't a part of that program but he is a community partner. In 2008, I became the Fire Prevention Officer, and one of the things we found out and got involved with really quick was a program through

Walmart Community Giving. Since 2008, every year we partner with Walmart to do oat drive to provide coats to families that are needy so children are getting coats through the winter time. Ten years we have been doing this and probably 50-60 coats every year and every year Walmart has been a proud sponsor and has been behind us so I would just like to take this time to recognize these people. One of our sponsors could not make it tonight and that is Dominoes Pizza. You should know that 1642 kids got pizza parties. One day we delivered...Kankakee Fire Department delivered 450 kids, pizzas. So that's like 50 pizzas and the Fire Department delivered that and it was an amazing, amazing event. So, thank you to the members us the Fire Department that helped us out and these community partners. We couldn't do it without you. Thank you very much. First of all, for the representative of Jewel Osco, these things are heavy by the way. Thank you very much...Marty. Now I should let you know that District 111 made it a part of their homework. They put it on their school backpacks. They were driven to make sure that this program actually happened in the school district. Special thanks to you guys and all you've done to make sure that the program was successful. And...my very good friend at Walmart. Thank you so much. I know that the meeting will probably go fairly quickly Mayor so we are going to go downstairs in a little bit. We have some hot coffee, cold drinks and stuff, and some cookies, if you would like to talk to some of these representatives for a little bit. I am sure they will hang around for a little bit if you have any questions. Thank you so very much Mayor.

**REPORTS OF OFFICERS**  
**APPROVAL OF BILLS - \$286,745.21**

**MAYOR WELLS-ARMSTRONG:** Thank you. There are no Standing Committee reports. Moving on to the report of officers. May I have a motion to approve the bills?

**ALD FAFORD:** I move that we approve the report of officers, place the money in the proper accounts and pay the bills in the amount of \$286,745.21.

**MAYOR WELLS-ARMSTRONG:** Motion made by Alderman Faford.

**ALD TETTER:** Second.

**MAYOR WELLS-ARMSTRONG:** I have a second by Alderman Tetter. Any discussion?

**ALD TETTER:** Your Honor?

**MAYOR WELLS-ARMSTRONG:** Alderman Tetter.

**ALD TETTER:** Two quick questions. Check #72874 please?

**ELIZABETH KUBAL:** You want me to answer that?

**MAYOR WELLS-ARMSTRONG:** Yes.

**ELIZABETH KUBAL:** Those are physical examinations for the Fire Department. Annual.

**ALD TETTER:** Okay, thank you. Lastly, check #72889

**ELIZABETH KUBAL:** Those are rental fees.

**ALD TETTER:** Ummm these...

**ELIZABETH KUBAL:** Two months-worth.

**ALD TETTER:** Oh, two months-worth? Okay.

**MAYOR WELLS-ARMSTRONG:** Thank you Elizabeth. Alderman Osenga?

**ALD OSENGA:** Mayor, we have a couple of bills, I have talked about this numerous of times and I will bring it up again. Bills #72853 for \$4797.00 and bill #72879 for \$1125.00 which totals \$5922.00 and it's for Fire personnel going to college. I know it is a contractual issue and I know we have talked about it before. But, every union contract in the City of Kankakee has done away with their schooling in their contracts. I think this is something we absolutely have to look at in the next contract. For the past 8 months we paid out \$23,000.00 for Fire personnel to go to college and we just cannot sustain that anymore. It is too costly so we really need to look at that. Personnel Fire Chief is here, I know we have had a discussion. One other thing Mayor. the one that Mr. Tetter asked about, that is for Schuyler Avenue property over here. When I saw that bill, I called on that today and I checked that and I learned that the people that owned that property increased that rent \$500.00

a month. We were paying \$1500.00 and we are now paying \$2000.00.

**MAYOR WELLS-ARMSTRONG:** What check number Alderman Osenga?

**ALD OSENGA:** I'm sorry...

**MAYOR WELLS-ARMSTRONG:** I am asking what check number?

**ALD OSENGA:** Oh, I'm sorry, 71889 Schuyler Avenue Properties.

**MAYOR WELLS-ARMSTRONG:** Okay.

**ALD OSENGA:** So that's why that's higher. We used to pay \$1500.00 and now we pay \$2000.00 a month for that building. Thank you.

**MAYOR WELLS -ARMSTRONG:** I want you to know that I appreciate your diligence in terms of what we are paying out for tuition. Chief and I, and Elizabeth are fully aware of that. The contract is actually up for negotiation in April. This is something that no one is surprised by this and we are addressing it.

**ALD OSENGA:** Okay, Thank you.

**MAYOR WELLS-ARMSTRONG:** You are welcomed. Any other discussion or questions?  
Okay, Roll Call.

**CLERK DUMAS:** **AYES:** Tetter, Brown, Baron, Lewis, Tall (No on check #72847 in the amount of \$900.00 for Link Point Media and Yes on all others), Faford, Swanson, Crawford, Osenga, O'Brien, Gall, Malone Marshall, Kennedy  
(13) Ayes (0) Nays

**NEW BUSINESS  
FIRST READING**

**ORDINANCE AMENDING CHAPTER 32, SECTION 231  
ENTITLED "HANDICAPPED PARKING" OF THE MUNICIPAL CODE OF THE  
CITY OF KANKAKEE HANDICAPPED PARKING SIGN(S)  
ESTABLISHED AT 387 SOUTH ROSEWOOD AVENUE**

**MAYOR WELLS-ARMSTRONG:** Motion carries. We have no unfinished business. Moving on to new business, we have an Ordinance Amending Chapter 32, Section 231 Entitled Handicapped Parking of the Municipal Code of the City of Kankakee Handicapped Parking Signs Established at 387 South Rosewood Avenue.

I believe Alderwoman Gall sent in this request. May I have a motion to suspend the rule.

**ALD GALL:** So move.

**MAYOR WELLS-ARMSTRONG:** Motion made by Alderwoman Gall.

**ALD O'BRIEN:** Second.

**MAYOR WELLS-ARMSTRONG:** Seconded by Alderman O'Brien. Roll Call please.

**CLERK DUMAS:** **AYES:** Tetter, Brown, Baron, Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall, Malone Marshall, Kennedy  
(13) Ayes (0) Nays

**MAYOR WELLS-ARMSTRONG:** May I have a motion to put on final passage please?

**SECOND READING**  
**ORDINANCE AMENDING CHAPTER 32, SECTION 231**  
**ENTITLED "HANDICAPPED PARKING" OF THE MUNICIPAL CODE OF THE**  
**CITY OF KANKAKEE HANDICAPPED PARKING SIGN(S)**  
**ESTABLISHED AT 387 SOUTH ROSEWOOD AVENUE**

**ALD GALL:** So move.

**MAYOR WELLS-ARMSTRONG:** Motion made by Alderwoman Gall.

**ALD O'BRIEN:** Second.

**MAYOR WELLS-ARMSTRONG:** Seconded by Alderman O'Brien. Any discussion? Roll Call please.

**CLERK DUMAS:** **AYES:** Tetter, Brown, Baron, Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall, Malone Marshall, Kennedy  
(13) Ayes (0) Nays

**FIRST READING**  
**ORDINANCE AMENDING CHAPTER 32 (TRAFFIC AND VEHICLES)**  
**OF THE CITY OF KANKAKEE MUNICIPAL CODE**

**MAYOR WELLS-ARMSTRONG:** Opposed same sign. Motion carries. Next, we have an Ordinance Amending Chapter 32 (Traffic and Vehicles) of

the City of Kankakee Municipal Code and I will refer to Cliff who worked on this particular Ordinance.

**CLIFF CROSS:**

Thank you Mayor. As many may remember this was originally an Ordinance that came before you a couple months back regulating the size and weight of the vehicles that specifically require a permit for overweight and oversized vehicles when they come through the City of Kankakee. What this is tonight is a simple amendment to that amendment and what this is going to accomplish is it will exempt certain vehicles from that requirement; the vehicles in the ordinance for example are fire trucks, garbage trucks, Com Ed vehicles that are doing work within the City and City vehicles and so forth. So this is just simply an amendment to add a section into that ordinance exempting certain vehicles from this requirement.

**MAYOR WELLS-ARMSTRONG:** Motion to suspend.

**ALD SWANSON:** I so move.

**MAYOR WELLS-ARMSTRONG:** Motioned made by Alderwoman Swanson. May I have a second?

**ALD KENNEDY:** Second

**MAYOR WELLS-ARMSTRONG:** Second by Alderwoman Kennedy. Roll Call.

**CLERK DUMAS:** **AYES:** Tetter, Brown, Baron, Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall, Malone Marshall, Kennedy  
(13) Ayes (0) Nays

**SECOND READING  
ORDINANCE AMENDING CHAPTER 32 (TRAFFIC AND VEHICLES)  
OF THE CITY OF KANKAKEE MUNICIPAL CODE**

**MAYOR WELLS-ARMSTRONG:** Motion carries. May I have a motion to place the ordinance on final passage?

**ALD SWANSON:** I so move.

**MAYOR WELLS-ARMSTRONG:** Motioned made by Alderwoman Swanson. May I have a second?

**ALD KENNEDY:** Second

**MAYOR WELLS-ARMSTRONG:** Second by Alderwoman Kennedy. Any discussion? Cliff, thank you for the explanation and work on this. Roll Call please.

**CLERK DUMAS:** **AYES:** Tetter, Brown, Baron, Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall, Malone Marshall, Kennedy  
(13) Ayes (0) Nays

## **MOTIONS AND RESOLUTIONS**

### **RESOLUTION FOR MAINTENANCE OF STREETS AND HIGHWAYS BY MUNICIPALITY UNDER THE ILLINOIS HIGHWAY CODE**

**MAYOR WELLS-ARMSTRONG:** There are no appointments on the agenda tonight. Moving on to Motions and Resolutions A. Resolution for Maintenance of Streets and Highways by Municipality under the Illinois Highway Code. I will refer to our City Engineer Neil Piggush.

**NEIL PIGGUSH:** Thank you Mayor. When we did the original Street Maintenance program, we went out for bids. The low bids came out to about \$45,000.00 higher than our estimate. So, we are waiting until the end of the program to finalize quantities and pass another supplemental resolution to basically make the program...at the end. We had some additional cost for ...road and some other areas.

**MAYOR WELLS-ARMSTRONG:** May I have a motion to adopt the resolution?

**ALD BROWN:** Motion to adopt the resolution that is submitted.

**MAYOR WELLS-ARMSTRONG:** Motion made by Alderman Brown

**ALD MALONE MARSHALL:** Second.

**MAYOR WELLS-ARMSTRONG:** Second by Alderwoman Malone Marshall. Any discussion? Roll Call please.

**CLERK DUMAS:** **AYES:** Tetter, Brown, Baron (conflict of interest, I abstain), Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall (I will abstain), Malone Marshall, Kennedy  
(11) Ayes (2) Abstentions (0) Nays

**RESOLUTION REGARDING THE INTENT OF THE CITY OF KANKAKEE TO  
COMMENCE AND IMPLEMENT PHASE 2 ENGINEERING AND LAND  
ACQUISITION FOR BROOKMONT BOULEVARD PROJECT WITH THE FEDERAL  
HIGHWAY WORKS ADMINISTRATION**

**MAYOR WELLS-ARMSTRONG:** Motion carries. Moving on to Item B. Resolution Regarding the Intent of the City of Kankakee to Commence and implement Phase 2 Engineering and Land Acquisition for Brookmont Boulevard Project with the Federal Highway Works Administration. Again, I will refer to Neil to get some background on this project.

**NEIL PIGGUSH:** Thank you Mayor. We did submit the request to the Federal Highway and IDOT. They did come back with some minor comments. One of them was that they wanted an actual resolution that demonstrates support for this project. So this is satisfying that request and then a couple other minor revisions to the letter.

**MAYOR WELLS-ARMSTRONG:** May I have a motion to adopt the resolution?

**ALD: BARON** I so move.

**MAYOR WELLS-ARMSTRONG:** Motion made by Alderman Baron

**ALD OSENGA:** Second.

**MAYOR WELLS-ARMSTRONG:** Seconded by Alderman Osenga. Any discussion? Roll Call please.

**ALD KENNEDY:** What were the...

**MAYOR WELLS-ARMSTRONG:** Alderwoman Kennedy?

**ALD KENNEDY:** I'm sorry yes...What were the changes?

**NEIL PIGGUSH:** To the letter?

**ALD KENNEDY:** Yes.

**NEIL PIGGUSH:** I had sent it on our company letterhead and they want it on City letterhead. They want to know the actual date of the issuance of the initial Federal Highway Funds so I am going to include that information and get it on City letterhead. We are requesting a three-year extension from

the passage of this resolution which would actually be four years from the end of the... sunset clause for funding.

**MAYOR WELLS-ARMSTRONG:** Roll Call

**ALD FAFORD:** Your Honor?

**MAYOR WELLS-ARMSTRONG:** I'm sorry Alderman Faford.

**ALD FAFORD:** I thought when we discussed this we were not going to put the land acquisition in it and save that for a later time.

**NEIL PIGGUSH:** This is not a contractual resolution. This is just showing that the City will move forward with land acquisition in Phase 2 Engineering at some point in the next three years. That is a stipulation of the funding request. It's all included on the same project tip sheet. There is no way around that unfortunately but there is nothing contractual about this.

**MAYOR WELLS-AMSTRONG:** Alderman Faford? Any other discussion? Roll Call.

**CLERK DUMAS:** **AYES:** Tetter, Brown, Baron, Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall, Malone Marshall, Kennedy  
(13) Ayes (0) Nays

**RESOLUTION OF THE CITY OF KANKAKEE APPROVING AND AUTHORIZING  
THE EXECUTION OF THE AMENDED DEVELOPMENT AGREEMENT  
WITH LARRY FULLMER AND WANDA LEWIS FULLMER  
AND THE CITY OF KANKAKEE**

**MAYOR WELLS-ARMSTRONG:** Motion carries. Final resolution...this is a Resolution of The City of Kankakee Approving and Authorizing the Execution of the Amended Development Agreement with Larry Fullmer and Wanda Lewis Fullmer and the City of Kankakee. May I have a motion to adopt the resolution?

**ALD KENNEDY:** So move Mayor.

**MAYOR WELLS-ARMSTRONG:** Motion made by Alderwoman Kennedy.

**ALD MALONE MARSHALL:** Second.

**MAYOR WELLS-ARMSTRONG:** Seconded by Alderwoman Malone Marshall.  
Any discussion? Alderman Osenga?

**ALD OSENGA:**

Yes, Mayor. I have really anguished over this. This is a very tough one for me. I want to see businesses come to our community and I want to help in anyway we can but we bought this building at tax sale and it turned out to be a very nice building, very nice acquisition for the City. We have been using the building to store several pieces of City equipment in there and it's costing us nothing to put equipment in there at this time. If we give this building away, we are going to have to find another location for this equipment. Some work has been done to try to find a location and the cheapest building they have found so far is \$1000.00 per month. So, we are going to give away a building that we own clear and free. We are going to take our equipment out and give that building away then we re going to hopefully find another building...the cheapest one they found so far is \$1,000.00 a month. With the budget issue we have in the City at this time and the most unforeseeable future, I think this is not a good move at this time. I think we should keep that building and let DPW keep their equipment in there and hopefully we can find another building that is conducive for these people. Anything we can do to help but I just think...this is our building; we need to keep it and we don't need to give the building away and then start paying \$1000.00 a month. We are responsible for all the tax payers in the City, people are going to look at this. They are going to look real hard at this. This is a tough decision and we need to think but this when we vote on this tonight. Thank you.

**MAYOR WELLS-ARMSTRONG:** You're welcome.

**ALD MALONE MARSHALL:** I want to speak on this because...

**MAYOR WELLS-ARMSTRONG:** Alderwoman Marshall?

**ALD MALONE MARSHALL:** Thank you. I was under the understanding that we had already agreed to have Auto Lab come to that facility in the last quarter. Is that not correct?

**MAYOR WELL-ARMSTRONG:** That is correct. I can speak to that if you would like me to...

**ALD MALONE MARSHALL:** Okay, so we have already agreed to that. Thank you.

**MAYOR WELL-ARMSTRONG:** What I would like to say is, I am going to say again for you

all to come to me when you have concerns and this is what happens when people don't come to me when they have concerns. It is a valid concern and I commend you for that. All of us are concerned about tax payers and all of us want to see businesses come to the City and all of us want to see people relocate to our City. This is so important to our community. When I first took office we all went through a contract. I remember when I was sitting on Council Mayor Epstein purchased this with the intent of Economic Development in the 1st ward. We all know that the 1<sup>st</sup> Ward is under served there is no development and we acquired that property I believe at \$600.00 with the intent to develop it not for storage. With that being said, we signed a contract with Wanda and Larry Fullmer to give them this building so they can develop it. They have invested a considerable amount of time, money, they have moved here and we just accommodate Rock Island Growth for the 2<sup>nd</sup> Ward and they are asking for the same consideration. The concerned that you mentioned, I have already addressed that. I will defer Pete at this time.

**PETE SCHIEL:**

We have close connections with the Space Center, Tom Casey. I ended up reaching out to Tom. We do a lot of things for the Space Center and we have been renting that facility for quite some time. DPW at one time or another needed salt storage. Tom Casey was able to complimentary give us that location. Likewise in this situation, we do have a heated area and an unheated area. A lot of the things that are stored in that building are tables the flower planters and things of that nature. Those are items that don't necessarily need to be in that heated area. We do have a grey shed at the Space Center property that we are already paying rent for that those items were actually staged from so we could possibly put those back into that location. I expressed to Tom Casey a little further and reached out to Bert a little bit also the street sweepers that are in that building will have to be in a heated location due to the water issue. There is actually a train rail within one of these building maintaining a temperature of about 58 degree railway for free. The only stipulation is that he has is there won't be any liabilities if there is a scratch on a street sweeper and things of that nature but he's willing to give us that areas and we can store the planters and the tables not only in that area but also if it doesn't necessarily need to be heated we can put in the grey shed where this equipment has already been staged from.

**ALD OSENGA:**

So we won't have any type of rental over there?

**PETE SCHIEL:**

None...zero.

**ALD OSENGA:**

If you had brought this to my attention, I could have addressed this. I am encouraging you all to do that so we don't get to meeting day and 6 hours before the meeting there is chaos going on. If you let me know, I am on it. I communicate with all of you through email before every City Council meeting. I text every Alderman and Alderwoman yesterday and asked if there were any concerns. So if you let me know, I am going to work on it and I did. I contacted Pete and had a solution and it is not costing tax payers any additional money. That Space Center is huge; you can put a whole neighborhood in it. You can put a whole Ward over there that's how big it is. They have the space, we have a great relationship with Tom and he is willing to do that and we need to bring businesses to this community and be friendly to businesses that want to come to this community and invest in this community.

**ALD O'BRIEN:**

Mayor?

**MAYOR WELLS-ARMSTRONG:** Yes, Alderman O'Brien?

**ALD O'BRIEN:**

The planters... *(microphone went out)*

**PETE SCHIEL:**

In fact when they originally came in those were actually staged at the facility we already have at the Space Center. There won't be a problem putting them back in that same area they were originally staged from. Tom had also mentioned if we need the additional space they actually pull rail cars through this actual facility at a standard of 58 degrees.

**ALD O'BRIEN:**

I also want to address that this is a great opportunity for the 1<sup>st</sup> Ward. I also want to mention the community investment fund. That is a group that came to Kankakee a couple of years ago. I believe they have been instrumental in facilitating this. They identified Kankakee to Larry and Wanda a potential place for this business. So, they have resulted in a new business in the 1<sup>st</sup> Ward here, they are new residents here so I want to commend the CRF for what they have done. Hopefully many more and that's exciting and result in an increase in our EAV which is a great thing.

I also want to clarify...Larry and Wanda mentioned they have partnered with Home Star Bank and I want to clarify that they are in no way a lender on this project. They have opened their deposit account there I don't know if that would present a conflict but I want to clarify so there will be no confusion there. I think it is a great thing all the way around.

**MAYOR WELLS-ARMSTRONG:** Thank you Alderman O'Brien. The other thing that is great about Auto Lab, I went to visit the headquarters in Michigan and shortly after I took office. They give second changes so we know that we have a demographic in our community where we have a population that finds it difficult to find employment due to criminal backgrounds and that sort of thing so, this is an employer that is committed to addressing that issue and meeting that need for our community. I just believe it is a win-win for our entire community. Pete thank you, for working with me today on that.

**PETE SCHIEL:** No problem.

**ALD SWANSON:** I have a question

**MAYOR WELLS-ARMSTRONG:** Yes Mam, Alderwoman Swanson.

**ALD SWANSON:** I'm sorry. I guess I really did not do my due diligence on this particular item and I did find out all this information after work tonight when people were calling me about the issue. It is my understanding it is being brought back up tonight because they did not go with the contract... fulfill the requirement?

**MAYOR WELLS-ARMSTRONG:** It's similar to what happened with Rock Island. People start a project and they anticipate they are going to have our funding by this date or whatever. They did not have the funding by that date. As Wanda mentioned and I have worked for the Federal Government for six years; SBA is cumbersome. Anytime you are dealing with any federal agency its quite cumbersome so I believe the original contract was like a three month time window to build out and they didn't have their funding. Just like Rock Island, they still don't have their funding...Rock Island is applying for funding so it is not unusual that this happens. Again, it has not been brought to me, it's been talked around me but yes that was one of the issues. So the contract tonight was

to amend the dates to give them time since they have secured their funding to go ahead and build out.

**ALD SWANSON:** So they have secured their funding?

**MAYOR WELLS-ARMSTRONG:** Yes Mam. Alderman Crawford?

**ALD CRAWFORD:** What is the new contract? Is it X amount of months again for their build out?

**MAYOR WELLS-ARMSTRONG:** I believe until July...

**PAT POWER:** It's in your packet. The only thing that changed Alderman is the beginning and ending dates. This is the only thing that changed; a very similar situation to Rock Island.

**ALD CRAWFORD:** So if this doesn't come by the date then the building comes back to us?

**PAT POWER:** That's true but one of the problems was the financing which has been secured.

**MAYOR WELLS-ARMSTRONG:** Thank you Alderman Crawford. Alderwoman Kennedy.

**ALD KENNEDY:** I know we understand how contracts and everything work but this particular and every other business...once it comes to the 1<sup>st</sup> Ward, I think my Council mate and I agree that we will do everything we can to make sure these businesses are accommodated best we can with in the law. That means we are going to make sure that communication lines are open. So, when there are things going on that concern the 1<sup>st</sup> Ward, we would like to be informed about the concerns and issues so we can get ahead of things. We were the last people to find out about all of the concerns and the issues. Bring them to us so we too can be informed on what decision that needs to be made. Everything said here tonight was legitimate. What Osenga said, I completely agree that is being responsible.

**PETE SCHIEL:** You are going to find that information out and the Mayor is sticking with it. I just want to say we appreciate all that was done in effort to keep Auto Lab as a business that is coming to the 1<sup>st</sup> Ward because we have many residents in our Ward that are looking for jobs that can't get them. They need that second chance. This business is going to be

important not just to our city but especially the 1<sup>st</sup> Ward. With that being said, I just want to say thank you to everyone that had an issue or concern, that reached out, that did make an effort to put in the work, the time and communication. Going forward, just kind of include us so we will know what is going on so we can do whatever we can to make sure these gaps are filled.

**MAYOR WELLS-ARMSTRONG:** Thank you Alderwoman Kennedy. Any other discussion? May I have a motion to adopt the resolution?

**ALD KENNEDY:** So move Mayor.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderwoman Kennedy.

**ALD MALONE MARSHALL:** Second.

**MAYOR WELLS-ARMSTRONG:** Seconded by Alderwoman Malone Marshall. No discussion? Roll Call.

**CLERK DUMAS:** **AYES:** Tetter, Brown, Baron, Lewis, Faford, Swanson, Crawford, Osenga, O'Brien, Gall, Malone Marshall, Kennedy  
**NAYS:** Tall  
(12) Ayes (1) Nays

**MAYOR WELLS-ARMSTRONG:** Motion carries. Welcome again to the City of Kankakee. Keep us informed. There is no need for an Executive Session this evening. Moving on to Alderman comments.

**ALD GALL:** Mayor?

**MAYOR WELLS-ARMSTRONG:** Alderwoman Gall.

**ALD GALL:** I just want to mention that we will not have a License & Franchise meeting this Thursday but we will meet in February though.

**MAYOR WELLS-ARMSTRONG:** Thank you Alderwoman Gall. Alderman Crawford?

**ALD CRAWFORD:** I'd like to give thanks to DPW for what they did this weekend. I don't know how many of you guys were out but the streets in Kankakee were phenomenal compared to Bradley and Bourbonnais.

**MAYOR WELLS-ARMSTRONG:** Doing a little bragging Alderman...

**ALD CRAWFORD:** I would like to thank Bert and his crew worked hard for a straight two days.

**MAYOR WELLS-ARMSTRONG:** Thank you DPW. Anybody else? Alderman Brown?

**ALD BROWN:** Public Safety meeting will be tomorrow afternoon at 5:30. P.M.

**MAYOR WELLS-ARMSTRONG:** Let's commit to working together, working collaboratively and making more efforts. May I have a motion to adjourn?

**ALD BROWN:** So move.

**ALD SWANSON:** Second.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderman Brown and seconded by Alderwoman Swanson. All in favor, aye.

**CITY COUNCIL:** Aye.

**MAYOR WELLS- ARMSTRONG:** Opposed same sign. We are adjourned.