

**CITY OF KANKAKEE
CITY COUNCIL MEETING
AMENDED MINUTES
NOVEMBER 20th, 2017
7:00 P.M.**

**MAYOR
WELLS-
ARMSTRONG:** May we call the meeting to order.
We don't have anyone designated for prayer but, I did just see Pastor Dave Robinson walk in. Would you be so kind to bless us this evening with prayer? Pastor Dave Robinson from Genesis Ministries here in Kankakee.

**PASTOR
ROBINSON:** Let's pray. Father we just want to pause and give You thank for the privilege to be here tonight and for all the officials her tonight and the ability to serve the community in which they live. As we give You thanks, we give You thanks for our Mayor and all the city officials dear God that they are blessed with good health and good family relationships and a roof over their heads; a secure income. Sometimes we take those things for granted until we lose them. So, we thank You for the privilege this evening and we pray a blessing; ongoing blessing on all the officials in this city council. As I pray also dear God as a Pastor, I want to just to address dear God the situation that our country is in. It comes to these many accusations that are taking place concerning city officials and whether we be democrat or republican help our antics to be neutral dear God. Help us to judge according to Your judgment to be fit in all situations. So, help us Holy Father today to bring a change in our own lives and in our own, behavior and how we treat others oh God so that they may treat us in like manner. Hear our prayer today; hear our prayer. We ask these things in Jesus Name. Amen.

EVERYONE: Amen.

**MAYOR
WELLS-
ARMSTRONG:** Would the city council lead the pledge?

EVERYONE: 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.

**MAYOR
WELLS
ARMSTRONG:** Next, we have public comments. Comments are limited to 5 minutes. Our first speaker is Barbie Watson.

**BARBIE
WATSON:** Good Evening. I am very excited because I just stopped by the city council meeting tonight to remind you that this Saturday is Shops Falls

Saturday. We are entering our biggest shopping holiday season of the year and I just want to remind everybody of the city and residents of the county local this holiday season. Spend your money here. There is a website that has a list of local deals. It is free for all businesses throughout the county to load your deals throughout the site. The email address is Kankakeecountychamber.com/shops mall I know that it is long look for it once and save it on your phone. It is ...region and it will have all the businesses listed with their deals and discounts. You can even share the deals on Facebook or Twitter page to let other people know where to shop this holiday season. So please, shop local shop small this Saturday. Happy Thanksgiving.

**MAYOR
WELLS-
ARMSTRONG:**

Thank you Barbie. Our next speaker is Robert Corona. Roberto Cornona?

ATTENDEE:

He doesn't speak English.

**MAYOR
WELLS-
ARMSTRONG:**

Does anyone want to speak? Okay, moving on...next we have Mary Archie.

MARY ARCHIE:

Good Evening. I want to direct what I have to say directly to you Mayor. Since last week, since the last council meeting, I have a few things I would like to tell you that is on my mind...YOU ROCK! After seeing all the people under you and what they have been doing, I see that you have great leadership. They applauded them but, I think you need an applause for your leadership, where you have brought them. Last week or two weeks ago they talked about what they are doing the city is moving forward and I am glad to have you as our Leader. Will you guys applaud her?

**MAYOR
WELLS-
ARMSTRONG:**

I think you are referring the police department.

MARY ARCHIE:

Yes but...

**MAYOR
WELLS-
ARMSTRONG:**

They did a great job! Yes, they did. Thank you, Mary for that. We will move on to roll call of our Alderman.

CLERK DUMAS:

PRESENT: Tetter, Brown, Curtis, Baron, Lewis, Faford, Swanson, Crawford, Gall, Malone Marshall, Kennedy
ABSENT: Tall, Osenga, O'Brien (11) Present and (3) Absent

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

CLERK DUMAS: PRESENT: Dumas, Schuldt, Kubal, Power, Schiel, Piggush, Nelson, Cross, Bertrand (9) ABSENT: Schmitz (1) Thank you.

**MAYOR
WELLS-
ARMSTRONG:** May I have a motion to approve the minutes from November 6th, 2017?

**ALD
BROWN:** I make a motion to approve the minutes of November 6th, 2017.

**ALD
TETTER:** Second.

**MAYOR
WELLS-
ARMSTRONG:** Motion made by Alderman Brown and second by Alderman Tetter.
Any additions or corrections?

**ALD
BROWN:** Can we note the letter that was attached?

**MAYOR
WELLS-
ARMSTRONG:** Okay, All in favor?

CITY COUNCIL: Aye

COMMUNICATIONS PRESENTATION BY HITCHCOCK

**MAYOR
WELLS-
ARMSTRONG:** Moving on to petitions. There are no petitions. Under communications this evening we have a presentation by Hitchcock Design group.
So, I will go ahead and turn it over to Rick Hitchcock.

**RICH
HITCHCOCK:** Thank you. Good Evening Mayor and Alderman. It is a huge pleasure to be here. Where I stand I am in the way and I am trying to figure out a way around that. I will be in the way of somebody's view no matter what unfortunately. The questions we have been asking for some time now is...Can Kankakee use this magnificent river as a tool to connect its citizens, to improve the economy, attract more visitors and redefine its brand? We of course think the answer to that is yes. We look around and

we see places like my home town of Naperville, Illinois; Greenville South Carolina; Rockford. You might say, Naperville is a western suburban community you can enjoy some affluence the river walk works but Greenville is a different type of community in South Carolina may enjoy some affluence. Rockford not enjoying a lot of affluence but Kankakee has a lot of competitive advantages. Frankly, it is a town focused on the river front in terms of its come back...Elgin, Illinois; Neenah, Wisconsin; Waukesha, Wisconsin. I don't know if you want to dim the lights I won't stop you. While I am doing that I think I need to try the other side. We will see how this works. So, the answer to that is yes you can. That lost all the theatrical content but anyway, can Kankakee use its river front to really make its brand and I think the answer is absolutely. The committee that we have been blessed to work with on the River Front Task Force; we came up with this goal. It may seem incredibly ambitious but it is really exciting. By 2022, which is not so far away, create and sustain an extraordinary river front a catalyst for Kankakee Renaissance as a premier Illinois river front community. We really like that message. Three big objectives, we did not want to make them complicated. Renew existing create river attractions. Improve access between attractions and destinations...brands. So how in the world are we going to do that? Well it takes a team and it is a really great team that started and I am sure more will come along. The city of Kankakee and of course the citizens, elected officials and all of you who are the driving force behind it. We have certainly been talking with the Park District; they have a lot of land in play for discussion. Stakeholders which are...planning jargon for anyone that has an interest in the river...jurisdictional regulatory...special interest...for instance. The River Front Task Force has been fantastic. Tonight, Lacy Lawrence...wave your hand around Lacy. I don't want to take credit for all Lacy's hard work tonight. She is the one who has done all the hard work. Neil Piggush is on the team also and he has done a fantastic job. River Front Task Force members raise your arms. We have three in this room at least that I know of besides the city council members: Alderman Faford, Tetter, and Lewis. We have chip in the back there...silhouetted back there. Yes, Dana is a part of the task force and they have done a fantastic job with a pressed time frame for what we have to do. I started to introduce our team a little prematurely but in addition, Hitchcock Design group and Piggush Engineering. We have Scott...Engineering. Scott is an Olympian in water resources who have parlayed his love for kayaking into quite a business and he's been looking into the in river opportunity in Kankakee...advisors on the team. He's been a great resource in helping us create the market... At the end of the middle if that makes any sense, this is the city council presentation that concludes the work. In the first phase we were trying to figure out what's going on. In the middle phase we came up with ideas and we are bundling them u...What can we ask the council to do tonight....thoughtful listening and ask questions. The action we would like for you to take which is

really crucial. We would like for you to authorize us, our team to... ITEP...we just heard Neil's presentation in the Public hearing process. We want you to authorize us to submit the application on behalf of the city and it is crucial because December 1st is about 15 minutes from now. So is there an opportunity to achieve this goal? There absolutely is, look very carefully at the three intersection and dimensions. The resources, the stake holder entrance and of course what's going on in the market place...all thought they don't look exactly as the screen as my computer screen. But where those things converge we have the best opportunity for success. In very short order ...with resources. We have been studying very intently the star of the show; the river. We have been looking at street and trail networks, parks. The structures; infrastructures and then of course capital. Stake holders, we have talked to city and park district leaders both elected and appointed. We have talked extensively with our river front task force again I thank them for their service. We have talked with business and organizational leaders, many, many property owners, regulatory agencies and lastly, we have talked directly to some and indirectly to others that have traveled great distance to attend our presentations. We have a spectacular response with our online surveys. We have nearly 600 responses which is the magic number because that is the number you want to have statistical validity. We have gotten that and we are within 15 people of having that statistical validity tonight. We think that is crucial because what we have hearing loud and clear that the river is important and the community is behind the city's efforts to really redefine the river front as its brand; so that is really crucial. What we learn through Dan...work is...advisors...we have talked about the communities' location in the region and how it is critical in terms of how far away it is from Chicago and the day trip locations. We have learned about the demographic and how the community spends its time. We learned and looked at local and national trends to see what others are doing in the communities and what others are doing for leisure activities. We have looked at many comparable cities and communities. We have compared Kankakee to those communities and said what are the things that align here so that we can have some confidence in what we are proposing is realistic. What we have come up with is a result of best practices as the rules of the road. Here are some of the best practices: I am not going to read them all because it will take too long. I am going to get the book if I take too long. These are the things that make sense. We want all to access the river, we want it to be safe, we want it to be clean, we want it to be clean, we want it to be healthy. In everything we are doing we are doing to achieve all if these while we are focusing in our primary objectives. With all of those...here are the strategies with South Carolina behind it. We've got multiple dimensions in these strategies but we are only going to talk about the first three or four tonight. Distinctive river attractions. We want to make sure we construct and program distinctive river attraction. There is a lot of competition in the community,

in any community especially a community like Kankakee. We think if we focus our energy on the river its going to...we want to construct three dimensional connections and I will explain in a minute what that means. That means more than just getting to the river, getting along the river. We want to make sure that all implementation instrumental and systematic. Two really key words. We can't do it all at once. We can't print money in the basement. We can't do a little bit here then wait five years and do a little bit later. We want to get and sustain momentum. We want to take a bite if this big long French bread one bite at a time. We are going to focus especially tonight on ...Environmental Grant. That's where the action is and funding agencies...the mobility grant tonight. Once we get going we really want to leverage the most valuable development site and we've got some deuces that we will point out later. We want to create and this s crucial, you might argue...the close...the top of the list but they are all important. Sustainable manageable entity...not slighting any ...recognition by everyone in the task force that we have to have a sustainably fundable tool to manage the wonderful river assets. We can't build things and then not have some way to program and operate them. This is really crucial and there are no easy answers...tonight. Lastly, we want to see...this is the kind of thing...chamber...immediately...which is to celebrate a river center. We think that it is reasonable over time. I can speak on my home town, a couple years after the river walk was built...which popped up immediately...river walk realtor, river walk dentist, river walk café, river walk this and river walk that. It's a really a powerful brand and we think it's critical to get it to catch on here. So let's, talk about those attractions. Good news, many of them are already constructed and one of them is the river and that's an asset that no one is ever going to take away from this community and that is why it is the star of the show...Bird Park, we think this where all the active adventure can be. Fisherman's Park, rebranded is a way to lure people and get them down to the water. Alpiner Park, we are talking about a great...which is kind of a front lawn if you will...a front porch to the community. Legion Park, we are talking about a wonderful play amenity. We are talking about the River Street Terrace,...River Street...River Street White Water, huge features big attractions and of course last but not least, someone mentioned earlier in the evening and it is not...on us...the power of a six mile pool, it's really powerful. Just going through these extremely quickly, we are focusing primarily from the new pet bridge up by Riverside Hospital just east, you might argue not far enough East of Schuyler, that is a fair criticism actually. We need to get a little bit more East on this map they are frankly impossible to read on that scale. Bird Park, there are so many great things in there right now we need to reenergize those. Can you imagine zip lines in Birds Park across the cory? Can you imagine in the mature trees some type of tree top road course? Can you imagine how to get little...to learn how to kayak? We are not going to teach them that in the river we can teach them that in a very

controlled environment. Fisherman's Park, there is a lot of great things going on there now but we provide parking and ways to get down to the water's edge, it will provide more opportunities for the community to connect with the river and add some fun little things like fire pits and that sort of thing along the edge. There is a ball diamond there now and there are lots of places to put ball diamonds in town. We think the river front should be used for things that aren't just seasonal activities but all year long. The proximity of St. Mary's provides a wonderful chance to do things like this. Perhaps skating, perhaps more pavilions, perhaps some pop up activities. There can be movies in the park or yoga classes, food trucks who knows what we will do there. It is a great opportunity to put some playful elements in the landscape. The kind of things that would attract people of all ages sitting and enjoying the river front. This may be a little dreamy but maybe there could be some way to put some nice ribbon on the outside to be powerful attraction. Just think what it will do to the wonderful winter months that we have coming right up in front of us. As we go South to Legion Park, huge redevelopment opportunities around the perimeter of the park that we can invest in the park some kind of regional play attraction. There is nothing more powerful than kids and nature, and water and getting dirty and getting your feet wet. We think, this is an ideal place for this kind of thing. As we come around the bend, down by River Street there is an opportunity to terrace the grade to make it more accessible to some of the best fishing in the world. Create something that is a stunning visual actualize something that can part the river from the terrace so that you have an opportunity to get closer to the river. We think the real star of the show can be something very powerful. Take something a nine foot...along the Northern bank of the river so this can become actually passable for fish, passable for kayak and canoeist. Controlled and very safe and for those of you that were asking for docks earlier. We are showing little docks now so they can capture people and get them downtown. We think this is a marvelous opportunity for redevelopment around the perimeter. This can be a spectacular space which we are imagining looks something like this. New development and a combination of residential apartments, maybe some...Here you can see the step down to safely traverse through the...what would be ideal for kayakers. Lots of places on the shore line to observe what's going on River Street can be something closed from time to time for special events. It could be a great for any festivals; it could be Festival Street. What this might look like is a kind of urban white water adventure. Communities that have this have a huge, huge, draw. It's a part of their brand and Scott reminded us over and over and over when he was here for the open house is that. It isn't creating a course for kayaking. How many people in the room are avid kayakers? Exactly. Who would go through the kayak course, a lot of us would. For every person who goes through there are ordinarily seven to ten people on the shore line watching. That is the leverage that gets people into restaurants, cafés and so on. It isn't just

about these folks it's about all of these folks. This is also a great place in this area between Washington and Schuyler to do the kind of special features like in Providence Rhode Island. Right now we have this dreadful little building that is really cool for generating hydroelectric. What if we celebrate that in a way by putting light on the building, making it look artistic and kind of funky? Then of course we have this beautiful six mile pool. There have been some things that have happened in the past and we have to get those going again whether it is something like dragon boat racing which is hilarious. I have participated in this and it is a lot of fun. We heard a lot of people reminiscing about the power boat days a really fun activity that thousands of people would come into the community to see what was going on. So those are the kinds of attractions we are talking about and there are a lot of them. A lot of opportunities and each attraction is custom made for its environment. Now one of the keys is three-dimensional activity and what that means is getting to, along, getting in, and getting across the river. All kind of ways to connect to the river; Multipurpose river walk, neighborhood...river actions, Schuyler boat dock...kayaker...light bridges convenient...for people of all skill levels, all mobility's physically abled or challenged can all access and enjoy the river front because we said we are going to make it barrier free. Think about what the connections can be and the vitality to the river and downtown. Even under bridges they don't have to be eerie, dark and nasty places. They can be pieces of art. We talked about the edges. Think about how clever the connections can be along the border...that can really be beautiful, really amenity and beautiful environment that can attract. How then can we get something along this nasty concrete...maybe it can be perched, a deck if you will perch along the side. Ramps along the bridge to the other side of the railroad tracks and up along that concrete path...port...than pops up along the other side of Alpiner Park vision. Remember that vision because we are talking about an ITEP Grant to kick this off. Access to get in the river and out of the river and back in. Make it much clearer than it is now, making the dam the white-water facility and then something that will allow you to get out on the south side of that around the downstream side of that. This is River Street the cross section with the bridge in the background and the terrace with the white-water feature where the dam is now. How might that look? Pretty cool. What are the economic impacts? With all this, we think it will be spectacular. The construction alone, the thirteen sample parcels, there are many, many, many, more parcels that might come into play. When we look at the thirteen sample parcels, it can easily be a million dollars' worth of construction on these parcels. The operations of the activities, the programming and maintenance of the river front along will generate millions of dollars. The redevelopment I mentioned would really be significant and what would be great coming out of that could be millions of dollars of tax revenue; both sales and property taxes with increased valuation which could probably be the tool...Cliff will be our TIF

guru...that is the tool to create increment then it goes back to pay for improvements you perhaps bonded. That is the way you can get these capital improvements accomplished. Some of you may say, how do we follow this? Three pieces: public policy just will scratch the surface tonight with the ITEP Grant, there are operations that we are focused on for our next meeting with the River Front Task Force, and then of course capital improvements and what we want you to endorse this evening. Specifically, we have the program as Neil explained it I think you have...it expands real choices right out of the rule book. It is an 80/20 Grant so the city puts up twenty percent, the state matches. There is a not a limitation but a minimum amount the city can put up. The state may put up a much as \$2 million but we won't now...until we apply. It is a Cracker Jack application and it is due right around the corner on Dec 1st. Here then is how that might look. Starting up at the pet bridge that comes across Riverside Hospital, comes underneath the railroad tracks, comes down along Fisherman's Park, crosses over Soldiers Creek, comes down under Court, down along the shore line of Alpiner. All diamonds stay in place for the time being, maybe a long time then comes down along and connects to Station. Lacy has been working hard to figure out the cost along with Neil and we think it is about \$1.6 million in hard cost, some designs and contingencies take it up to about \$2.1 million...\$2.2 million with owner contingencies and fees. The whole thing comes around \$2.5 million as Neil mentioned. Before I get the book, we will just know that the next steps are please consider the strategy tonight. I will be happy to answer any questions that I can. Please authorize the submittal of the ITEP application and you never know until you submit it. We know for 100 percent certainty, if you don't submit it you won't get it. We have a really good chance for if you do submit it for consideration. As I said we are at the end of this middle section and we will go forward and work on priorities; action items and details on implementation. We think we will have this buttoned up with some good fortune and will back in front of you late January or early February. Stay connected. The latest PowerPoint in the illustration is on the website. If you haven't been there in a while, go to the city's website to the city's home page. Right at the top above the Mayor's head is a little thing that says River Front. Click on that and you will see all of the presentation. Thank you very much for your kind attention. I will be happy to answer the council, the Mayor, or any other question

**MAYOR
WELLS-
ARMSTRONG:**

Okay. Rick, I want to thank you for that presentation. As you can see a lot of work has gone into this. Does anyone have any questions? Alderman Curtis?

**ALD
CURTIS:**

Quick question. Everything up there does look outstanding. It's exciting. Going down the right path. I'm that guy that always ask about the money part so, pardon me. The question is, we have a resolution

up here tonight asking for \$2.5 million which is great. If, not if, when we received the award...be positive. If for some reason something happens, whether the project can't go forward with something with the Park District or something. Are we obligated to the \$500 thousand or is there a penalty or recourse to the city if we can't fulfill our obligation?

RICK HITCHCOCK: I will let the engineer answer that. He knows the specifics, I know the generalities.

NEIL PIGGUSH: To answer your question, the city is only responsible if they enter the agreement. So, if we were to be awarded the grant and then move forward with the grant agreement then yes, you will be required to comply with the grant requirements based on the money expended as well as based on the grant. We are applying for \$2 million but it doesn't mean we will get the amount we apply for. A lot of times they will award you a portion of what you apply for whether it is 75 or 80 percent. It could be a possibility too but if the city got the grant and did not feel comfortable at that time, there is no obligation to accept the grant.

MAYOR WELLS-ARMSTRONG: Even more importantly there is no penalty to the city or residents.

ALD CURTIS: So what we are authorizing tonight is to go forward but our binding and contractual agreement will be when that grant is signed later on down the road?

NEIL PIGGUSH: Right.

ALD CURTIS: So will have more time to identify the source of funds we will need?

NEIL PIGGUSH: Absolutely. I think they said April or May for the grant awards and it will probably be July or August because of how the fiscal year rolls. My guess would be sometime in July if they say April or May. It usually don't happen on time.

ALD CURTIS: My next question? When will we be expected to enter into that agreement? Will it be...

NEIL PIGGUSH: July or August.

ALD CURTIS: Okay.

MAYOR WELLS-ARMSTRONG: Any other questions? Thank you.

RICK HITCHCOCK: Thank you very much. I certainly wish you all the happiest Thanksgiving possible and we will keep our fingers crossed as we get this application submitted. I think we will do well.

MAYOR WELLS-ARMSTRONG: Thank you. Next item under communications: St. Paul II is requesting permission to host Our Lady of Guadalupe Procession on Monday December 11th, 2017 from 4:00 P.M. – 6:00 P.M. Do we have a location defined?

ALD SWANSON: The church by the Civic Auditorium...it has been renamed St John Paul II.

MAYOR WELLS-ARMSTRONG: Thanks Alderwoman Swanson. Motion to approve?

ALD SWANSON: I will make that motion.

ALD FAFORD: Second.

MAYOR WELLS-ARMSTRONG: Motioned by Alderwoman Swanson and second by Alderman Faford. Any discussion? All in favor?

COUNCIL: Aye.

MAYOR WELLS-ARMSTRONG: Moving on to standing committee reports. We have the License & Franchise and that report will come from Alderwoman Gall.

ALD GALL: Thanks Mayor. Actually; Alderman Tall led that meeting for me. Reading the minutes, I saw that we didn't have a quorum and didn't get a report on the utility managers. So, I just want to let you know that we will meet in December and we will have Ernie Lopez from Republic back with us for a report.

**MAYOR
WELLS-
ARMSTRONG:**

Thank you Alderwoman Gall. Moving on to budget Alderman Baron.

**ALD
BARON:**

Actually Alderman Brown chaired that meeting for me because I was out of town. I want to mention before Alderman Brown reviews the meeting. On November 27th, AT 5:30 P.M. in the lower training room we are going to have a special meeting for the budget to deal with the...and I am committed to be there.

**MAYOR
WELLS-
ARMSTRONG:**

Thank you Alderman Baron. We will turn it over to Alderman Brown who did run the meeting.

**ALD
BROWN:**

The report was submitted by Comptroller Kubal and she went over all the revenue, tax revenue including sales, income, replacement, telecommunications, gas, electric, and water. She said the sales tax for October was \$281... and the income tax over to the city. The income tax for October is \$216,712.00 and she stated that the fourth distribution of property tax was received from the county. She wanted to make sure we know we have the money from the states sales tax revenue because all the trends are slightly going down a little bit. It was concerning to her and us as well. More importantly, the six-month period is at 50 percent of budget and we are at 56.79 percent of budget. You can see all the revenue in the report and the expense of the general fund. She was very encouraged by the budget from the police and fire. The pension money is to be collected and released to the police and fire department board. Police and Fire overtime budget is trending very well to be sure that it is noted. Like my colleague Alderman Baron stated, he talked about the Levy...and I think it should be noted that for the first time since 2009 and I am going to say that again, for the first time since 2009 that the EAV numbers look stable with a slight increase for the first time. That needs to be noted because we have been trying to work in that for the last 10 years if I can remember correctly. With that being said...she wanted that noted and we still need \$250-\$300 thousand of new money for obligations for the pensions for the last 15 years. As he stated, there will be a special meeting for the budget on November 27th. Thank you.

**ALD
BARON:**

Mayor I just want to ask you one thing. I have been doing the budget reports for quite a few years and the one time we have a slight increase since 2009, I wasn't there.

**MAYOR
WELLS-
ARMSTRONG:**

You need to stop taking trips Alderman.

**ALD
BARON:** If I had known that I would have been there.

**ALD
BROWN:** Mayor and that's why I asked him to give this report because I know he wanted to say that. Thank you

**MAYOR
WELLS-
ARMSTRONG:** Thank you both. Moving on to the bills....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 \$111,871.95

**ALD
TETTER:** Second

**MAYOR
WELLS-
ARMSTRONG:** Motion made by Alderman Faford and second by Alderman Tetter. Any discussion? Yes. Alderman Crawford. Can you speak into your mic Alderman Crawford?

**ALD
CRAWFORD:** I have two...bill #72685 and also bill #72699?

**ELIZABETH
KUBAL
COMPTROLLER:** Both of those are tuition reimbursements to the Fire Department.

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

**MAYOR
WELLS-
ARMSTRONG:** We did have a significant payment to the Hitchcock Design Group. Elizabeth?

**ELIZABETH
KUBAL
COMPTROLLER:** That number with Hitchcock Group is two invoices just to be clear. That is not one invoice that is two invoices. We temporarily misplaced one of those; that is on my department.

**MAYOR
WELLS-
ARMSTRONG:** Thank you Elizabeth. Is there any other discussion? Roll Call...

CLERK DUMAS: AYES: Tetter, Brown, Curtis, Baron (abstain #72722, 2757, 1063 and 1065), Lewis, Faford, Swanson, Crawford, Gall (abstain #2757, 1063 and 1065), Malone Marshall, Kennedy. (11) Ayes and Nays: (0)

FIRST READING
ORDINANCE AMENDING CHAPTER 32 SECTION 231,
RESCINDING ORDINANCE NO.2014-57 ESTABLISHING A HANDICAPPED
PARKING AT 219 SOUTH THIRD.
ORDINANCE AMENDING CHAPTER 32 SECTION 115,
RESCINDING ORDINANCE NO. 2017-71
A YIELD SIGN ESTABLISHED AT THE INTERSECTION OF
DONALD STREET AND FOURTH AVENUE.
ORDINANCE AMENDING CHAPTER 32 SECTION 238,
ESTABLISHING A TWO-WAY STOP SIGN
AT THE INTERSECTION OF DONALD AND FOURTH STREET

MAYOR WELLS-ARMSTRONG: Motion carries. We have no unfinished business. Under new business we have three ordinances. Rescinding handicap parking sign or establishing a yield sign or stop sign. So, if there are no objections, I will entertain a motion to suspend the rules.

ALD SWANSON: I so move

ALD FAFORD: Second

MAYOR WELLS-ARMSTRONG: Motioned by Alderwoman Swanson and Second by Alderman Faford.
Roll Call.

CLERK DUMAS: AYES: Tetter, Brown, Curtis, Baron, Lewis, Faford, Swanson, Crawford, Gall, Malone Marshall, Kennedy. (11) Ayes and (0) Nays

SECOND READING
ORDINANCE AMENDING CHAPTER 32 SECTION 231,
RESCINDING ORDINANCE NO.2014-57 ESTABLISHING A HANDICAPPED
PARKING AT 219 SOUTH THIRD
ORDINANCE AMENDING CHAPTER 32 SECTION 115,
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ESTABLISHING A TWO-WAY STOP SIGN
AT THE INTERSECTION OF DONALD AND FOURTH STREET

MAYOR WELLS-ARMSTRONG: May I have a motion to place the ordinances on final passage?

ALD SWANSON: I so move

ALD FAFORD: Second

MAYOR WELLS-ARMSTRONG: Motioned by Alderwoman Swanson and Second by Alderman Faford
Any discussion? Neil can you give a little clarity?
You have been doing a lot of work with signage lately just so the public knows.

NEIL PIGGUSH: We are changing one of the previously adopted signs. A two-way yield to a two-stop at Fifth and Donald based on the feedback we received from some of the residents, Alderwoman Swanson and Alderman Faford.

MAYOR WELLS-ARMSTRONG: I believe Alderwoman Swanson has shared that this has been a problem area in her Ward for several years and we are getting things cleaned up over there. Thank you all for your input on that. We will go ahead and take Roll Call.

CLERK DUMAS: AYES: Tetter, Brown, Curtis, Baron, Lewis, Faford, Swanson, Crawford, Gall, Malone Marshall, Kennedy. (11) Ayes and (0) Nays

**RESOLUTION AUTHORIZING THE CITY OF KANKAKEE
COMMUNITY DEVELOPMENT AGENCY
TO SIGN A MEMORANDUM OF UNDERSTANDING
WITH MIDLAND STATES BANK FOR THE IMPLEMENTATION OF THE
KANKAKEE HOMEBUYERS ASSISTANCE PROGRAM**

MAYOR WELLS-ARMSTRONG: Motion carries. There are no appointments.
Moving on to motions and resolutions authorizing the city of Kankakee Community Development Agency with Midland States Bank for the Kankakee Home Buyers Assistance Program. I am really excited about this. I want to let Cliff speak to this issue.

CLIFF CROSS CITY PLANNER: Thank you Mayor. Like Alderman Brown stated, EAV's are beginning to trend upwards here in Kankakee and I want to take a second to commend my staff because their efforts with the housing programs contributed to that. This is another partnership, anyone that has worked in the CRC you know that we have been working with a private bank, Midlands States Banks. There are other programs we plan on implementing over the next three ears. This is phase one of that program. Basically, what this is...is a down payment assistance program. Some of our buyer programs that we have had, had income restrictions. If the income guidelines was \$40,000.00 and someone came in and made \$40,002.00 that was the worst feeling in the world to have to send them out the door and say you made

too much. Midland Bank has committed to \$150,000.00 to invest into our community for down payment assistance for qualified homebuyers. The beauty of this program it makes the applicants eligible census track. Their income is the key component. So, what we are asking for here tonight. We have a policy manual and we are planning on starting this program. We are asking that you allow me...bear in mind this is not an intergovernmental agreement. This is just an MOU that sets the guidelines of our program. For expansion of this program, we have some entities in the community we are approaching that will create a matching fund to this. So for example, once you buy a home in the city, Midland will produce \$2500.00 and the agency will contribute \$2500.00 therefore we have a \$5000.00 assistance. You all know the importance of that. This gives us another source in city. I am asking you to approve this resolution authorizing me to on behalf of the Community Development Agency to enter into this agreement. Thank you.

**MAYOR
WELLS-
ARMSTRONG:**

Mayor: May I have a motion to approve?

**ALD
SWANSON:**

I so move.

**ALD
MALONE
MARSHALL:**

Second.

**MAYOR
WELLS-
ARMSTRONG:**

Motioned by Alderwoman Swanson and second by Alderwoman Malone Marshall. Any discussion? Alderwoman Kennedy?

**ALD
KENNEDY:**

Just a quick question. The \$150,000.00 is over 3 years, right?

**CLIFF CROSS
CITY PLANNER:**

Yes, I will say this, they are very committed to the cause and very committed to the community. I think this is an opportunity to start a great partnership with a financial institution in our community.

**ALD
KENNEDY:**

Thank you.

**MAYOR
WELLS-
ARMSTRONG:**

If you remember, Alderman Brown spoke on the previous home buyers program under the previous administration and some concerns about sustainability. So, we have addressed this with Midland, we did not put... this in the budget but now we are able to bring a new, revived, refreshed, program and I will continue to work with them to offer this to our community.

ALD FAFORD: The buyer... are they required to live in the home?
I don't see that anywhere in here.

CLIFF CROSS CITY PLANNER: Yes. That is going to be in the policies and procedures that we generated. I will say this... one of the things that has been considered, if you look at programs in the past if we committed...it is basically five years forgivable. So, if they were in the home for only three years then their repayment will be \$1000.00 of that \$2500.00. They are invested in the community and they expect the home buyers to be invested in the community. If they are not in the home for five years then they are paying it all back.

ALD TETTER: Now is this also for new construction and rehab?

CLIFF CROSS CITY PLANNER: No, this is not a new construction and it does not apply to rehab properties. What it does apply to is down payment assistance. Phase II will be rehab program where they will be able to rehab houses. Phase III is a down payment & rehab program.

ALD TETTER: Okay, Thank you.

MAYOR WELLS-ARMSTRONG: Everything we are working on is progressive. Just keep that in mind. Any other discussion? Questions? Roll Call.

CLERK DUMAS: AYES: Tetter, Brown, Curtis, Baron, Lewis, Faford, Swanson, Crawford, Gall, Malone Marshall, Kennedy. (11) Ayes and (0) Nays

**RESOLUTION OF SUPPORT AND COMMITMENT OF LOCAL FUNDS
(ILLINOIS TRANSPORTATION ENHANCEMENT PROGRAM)**

MAYOR WELLS-ARMSTRONG: The next item is a resolution in support of local funds with Illinois Transportation Enhancement Program. Neil, did you want to start?

NEIL PIGGUSH: Thank you Mayor. This is in line with the information provided in the public hearing. This is a required part of the grant process and the applied grant funds. The city requires a passed resolution of support when we apply grant funds.

MAYOR WELLS-ARMSTRONG: I just want to take the time to thank Hitchcock Design group the Task Force Committee the Park District and all of you that have given your input on this project. I believe strongly in this project its transformational for our community and everybody has been working really hard. We are up against the December 1st deadline and we are asking for your support. Voting unanimously tonight to support our...the first part was the proposal...there are no additional fees. This will allow

us to submit the application. The \$500,000.00 match is not coming out of capital. We have listened to the public; the City Council is cognizant and concerned about the capital fund. As Neil stated, we won't have it back until early Summer of 2018. Which means we will need to have money ready to go for Spring of 2019. We have well over a year to raise this money. The stakeholders involved include our Tourism Bureau and they are very excited project; both hospitals; a firefighter has been giving us input in terms of access, banking, attorneys, Chip is here he is an Architect Deb Terrell came and spoke on behalf of the fisherman to make sure that we protect the natural resources. Because a lot of people rely on that river to sustain themselves. We have put in a lot of work, it's in ongoing project. We are not going to wake up next month and it will be built. This is all going to be done progressively and incrementally. The next phase for us to keep this moving along to submit the ITEP Grant. We are asking for a motion to approve that resolution.

ALD

TETTER: I so move.

ALD

LEWIS: Second.

MAYOR

WELLS- Motioned by Alderman Tetter and second by Alderman Lewis.

ARMSTRONG: Any discussion? Roll Call.

CLERK DUMAS: AYES: Tetter, Brown, Curtis, Lewis, Faford, Swanson, Crawford, Malone Marshall, Kennedy. ABSTAIN: Baron and Gall
(9) Ayes (2) Abstentions and (0) Nays

**RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF THE
MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF KANKAKEE
AND THE KANKAKEE VALLEY PARK DISTRICT**

MAYOR

WELLS-

ARMSTRONG:

Motion carries. Thank you. This is an exciting project. Next on the agenda is a resolution approving and authorizing of the execution of the memorandum of understanding between the city of Kankakee and the Kankakee Valley Park District and there is some material enclosed in the packet as I stated, our Executive Director of the Park District is here, Dana; unanimously passed tonight. The memorandum of understanding is not a binding agreement and in the first paragraph at the top it states that. The team went over to the Park District last week and we just wanted them to feel comfortable. They had concerns particularly about maintenance. We don't have any answers on how we are going to work that out... but we are. We want them to know that we realize it is a concern; so we wanted Dana to visit Naperville. The

City of Naperville and their Park District have partnered and came together to work out a strategy to maintain their river. Dana did that and Hitchcock drafted the MOU just to put some parameters in place so everybody understands concerns and things that need to be addressed and that included in the packet. Neil, do you have anything further to add?

NEIL

Thanks Mayor, I think you said it well.

PIGGUSH:

I think this is merely a framework for our future. When we get all the details hammered out, I think everyone knows there will be lots of nuisances too. With any agreement between the City and the Park District, this is a motion and just saying that the City will work out with the Park District the details that come forward.

MAYOR

**WELLS-
ARMSTRONG:**

May I have a motion to approve the resolution?

ALD

TETTER:

I so move your honor.

ALD

FAFORD:

Second.

MAYOR

**WELLS-
ARMSTRONG:**

It's been motioned by Alderman Tetter and Second by Alderman Faford. Any discussion? Roll Call.

CLERK DUMAS:

AYES: Tetter, Brown, Curtis, Lewis, Faford, Swanson, Crawford, Malone Marshall, Kennedy. ABSTAIN: Baron and Gall
(9) Ayes (2) Abstentions and (0) Nays

EXECUTIVE SESSION

MAYOR

**WELLS-
ARMSTRONG:**

Motion carries. We do have an Executive Session to address IDOR. May I have a motion to go into Executive Session.

ALD

BROWN:

I make a motion to go into Executive Session.

ALD

KENNEDY:

Second.

MAYOR

**WELLS-
ARMSTRONG:**

Motion made by Alderman Brown. Second by Alderwoman Kennedy. All in favor, Aye...

COUNCIL: Aye.

**MAYOR
WELLS-
ARMSTRONG:** Motion to return to Council.

**ALD
BROWN:** I make a motion to return to Council

**ALD
TETTER:** Second.

**MAYOR
WELLS-
ARMSTRONG:** Motion made by Alderman Brown Second by Alderman Tetter.
No action taken in Executive Session. Questions?

**ALD
CURTIS:** Will the minutes from previous meeting...

**MAYOR
WELLS-
ARMSTRONG:** They are being worked on. Crime stoppers raised \$2500.00 funds...
Happy Thanksgiving to everyone be safe and enjoy.
Before we go lets Congratulate Clerk Dumas on her 22nd year
Anniversary. Motion to adjourn...

**ALD
SWANSON:** So move.

**ALD
KENNEDY:** Second.

**MAYOR
WELLS-
ARMSTRONG:** Motion made by Alderwoman Swanson Second by Alderwoman
Kennedy. We are adjourned.