

CITY OF FULTON
COUNCIL MEETING MINUTES

April 13, 2026 - 5:30 p.m.

City Council Chambers

REGULAR MEETING

The City Council meeting was called to order by Mayor Shane Malone at 5:30 p.m.

On roll call, Alderpersons Boonstra, Burggraaf, King, Mask, Ratcliff and VanKampen were present. Alderpersons Suehl and Wilkin were absent. City Administrator Sikkema, City Attorney Huizenga, Chief of Police Hermes, Assistant Public Works Director Foster and City Clerk Wade were also in attendance. A quorum was present.

The Pledge of Allegiance was recited.

Presentations –

Julie Meiners addressed the council regarding Blessing of the Bikes to be held on June 7, 2026, from 10 a.m. to 3 p.m. Her concern was the timing of the street construction on 4th Street.

City Administrator, Eric Sikkema stated construction would probably begin on June 8, 2026. If started earlier, the City will make sure the equipment's off the street during that event. The road would still be usable during that time.

Meiners asked that the City block off 4th Street from 10th Avenue to 12th Avenue. A main concern would be loose debris (gravel) on the street from any construction.

City Administrator Eric Sikkema stated, the City would make sure the streets are swept. The City will try its best to make sure it's as safe for everybody to be there as possible.

Meiners indicated that they will need barricades set up at the corners. She will get the paperwork filled out and return to City Hall along with insurance information.

Appointments – None

Communication from Visitors –

Lisa Witt, from the Fulton Ice Cream shop addressed the Council. She requested that the city provide advanced written notification of the exact dates, times, and anticipated reopening times of all upcoming road closures to all businesses being affected. These notifications would include, but are not limited to, special events or road construction.

This information is needed to coordinate staffing needs and whether business owners are able to conduct business during the closure and to provide better customer service to customers.

Alderperson Mask stated that all of that information is filled out on the special event application.

Lisa Witt stated that business owners do not see that form. She needs this information for staffing purposes for the Ice Cream Shop and the Barbershop.

City Administrator Eric Sikkema stated that in the past the Mayor handed out flyers to every business.

Alderperson Mask stated it is very important to keep business owners informed.

Consent Agenda -

Mayor Shane Malone asked for a motion to approve the regular meeting minutes from the March 23, 2026, City Council meeting, the bill list and the Treasurer's report dated February 28, 2026.

Aldersperson King made the motion. Aldersperson Burggraaf seconded.

Aldersperson Mask questioned the payment to Flock Safety on the bill list. Chief Hermes explained that is for the cameras we have throughout town. He stated there are 5 of them.

Chief Hermes explained where they are located.

Aldersperson Ratcliff followed up on the Flock Safety bill being \$2500.00 for January. He stated that the City is paying approximately \$12,500.00 per year to have Flock Safety. He stated that at some point someone had said those cameras were free.

Chief Hermes replied, he was lucky enough to contact Flock and get a \$500.00 discount on each camera this year, but they will not be free. Chief Hermes stated that we pay per camera, per year.

Aldersperson Ratcliff stated that he assumes that there's another \$10,000.00 charge still coming.

Chief Hermes replied that that amount has already been paid.

Aldersperson Ratcliff asked if the City pays for the cameras that are not in the city limits.

Chief Hermes replied, yes, they're stationed where they are so the police department can have ample time to respond to the incident.

Aldersperson Ratcliff asked, what's the \$10,000 dollars versus the \$2,500 dollars number?

Chief Hermes stated that he isn't sure, maybe the cameras were bought at separate times and that's why the agreements were signed at separate times. This was before Chief Hermes was hired.

Aldersperson Ratcliff questioned Munson payback on the bill list. He asked to explain the PD uniforms on page 6.

Mayor Malone asked Chief Hermes to explain that charge?

Chief Hermes explained that was when Officer Munson left. He was charged for his body armor. The city of Morrison cut us a check back for his body armor, and then that \$1280 was used to purchase officer Bennett's body armor. Munson got to keep his vest, the city of Morrison purchased that. We received a check for a \$1280 and that was used for the purchase of Bennett's vest.

Aldersperson Ratcliff questioned the charge for the Police Academy on the bill list.

Chief Hermes explained that we paid the \$7,688.14 after the completion of Bennett's Academy. Chief Hermes stated he will be submitting reimbursement to the state.

Aldersperson Ratcliff asked if there was any word from Morrison on the reimbursement.

Chief Hermes replied, no. He will send another bill.

Aldersperson Ratcliff asked about a charge under MSA, what's the risk and resilience assessment?

City Administrator Sikkema replied that the federal government EPA is making every water system in the United States create a risk and resiliency plan. You have everything pretty much spelled out, if there's a natural disaster, you know, who, what numbers are you going call, who are you going to notify, and then it also does a brief assessment of your system to see where there's different things that you can improve upon to improve the resiliency, such as generators, your backup well situations, more or less trying to make sure we are not as

redundant as possible, but crossing off as many T's as we possibly can, and it has to be done by June of this year.

Alderson Ratcliff asked if that's the only charge or are we going to be getting further percentages?

City Administrator Sikkema stated, there will be further. I just don't know exactly when we will receive them as the plan goes on them. There's obviously going to be more, but I don't know when those will come in.

Alderson Ratcliff asked about a charge from Nationwide Fixture Installations, for installing fitness equipment for \$16,000.00. He stated that to his knowledge, we haven't had anything installed yet, so I'm wondering why we have a payment.

City Administrator Sikkema stated that it is their policy. They need to get half payment before they'll show up. They're supposed to be here first week of May, assuming the weather holds.

Alderson Ratcliff asked about a charge from Litho Specialists, laser bills, first notice utility billing?

City Administrator Sikkema replied that is for the City's utility billing cards. They are ordered and paid for the entire year.

Mayor Malone asked for roll call.

On roll call, all yes, Aldersons Suehl and Wilkin were absent.

Motion carried.

Mayor Malone asked for a motion and a second to approve and vote on contract number 1, Helm Construction, 4th Street reconstruction, and watermain improvements.

Alderson King made the motion. Alderson VanKampen seconded.

Alderson Ratcliff stated that there is a reference to Neumann Contractors, their list of line items not adding up to their total bid.

Matt Hanson from Willett Hofmann stated that some of our contracts when we bid on lump sum, we'll ask for them to break out their lump sum bids. For example on water tower painting, we have them give us a lump sum bid, and then we break it down. Typically, we're doing a complete repaint of the tower. We'll have what we call painting the exterior, painting the interior dry portion. Interior dry portion is everything that's where the water's not. Then the interior wet portion of it. Then we may itemize some of the things that we might be replacing, like the vent on it, the mud valve on the tower, some mobilization, demobilization. In this case, because of the proximity to some of the houses in the area, we'll have full containment on that. We have line items for that. It does help us take a look at where the value is in their lump sum bid. Then we'll use those to put on the pay request to pay them as we go. The award is based off of the lump sum amount. If it's awarded to them, we'll have them correct where they had an incorrect number on their breakdown. What we do is anything that they supply in their bid that might be a bidding irregularity. We had some contractors that didn't complete forms. We had one contractor on the painting that didn't do the DBE requirements, which is key to the loan program. If they would have been the low bid, which they weren't, we would have been forced to reject their bid because EPA wouldn't grant a loan to them for not doing the DBE items. We're pointing out any irregularities. If there's something in their bid that's irregular that we believe that could affect their price, that the city should take a look at rejecting their bids, we would let you know.

Alderson Ratcliff asked that none of the low bid items that were irregular were anything that was necessary to reject the bids. If the line items added up, for example, on the Neumann bid and it was actually one million 27,000 dollars, they would not then be the low bid.

Matt Hanson replied, no, this one, it's a breakdown. We would go by the actual lump sum bid. They gave us a lump sum. It just so happens that their breakdown didn't add up to their to their lump sum bid. On the other contract, that is what we call a unit price contract. The contractors, we give them quantities and units for all the bid items. Then they put in their unit price for each item, and that's how we're paying them by quantity install

and the unit price, and then there's a total. After the bid opening, we go through and tabulate all of those all those individual line items with their unit prices to make sure those extensions are correct.

On their bid, unit price contract, you could have a total that gets changed for award because they did a math there, multiplying the quantity times their unit price to give the total. We base their price off of the unit price that they put in there because that's how we're going to be paying them as they're doing the work. Sometimes we've had low bidders that have a math error in calculating their total. In those cases, their bid isn't thrown out. We recorrect or correct the total amount of the bid based off of their unit prices.

Alderson Ratcliff stated on the total summary of pricing, for clarity as we go through these contracts, the total project cost is like 3.277. The Illinois EPA loan, the initial funding was 2.9 something. So over about 335,000 dollars I noticed on the calculations at the bottom that it has principal forgiveness, whereas I was under an impression it was actual loan forgiveness.

Matt Hanson replied, the EPA refers to it as principal forgiveness as part of their loan program. When you see principal forgiveness, that is basically their term for a grant. So that's the dollar amount that the city will not be repaying. The actual EPA loan to repay number, that will go into the loan for repayment. And then where you see IEPA annual loan payment, that's the estimated annual loan payment based off of that loan amount and the interest rate and terms for the loan.

Matt Hanson spoke saying, the EPA loan gets recalculated to that 3.2 number? Yeah. Once you get your loan agreement, the loan agreement in this case would be for the \$3,277,422.29. That's what will be on the loan agreement. Underneath there's a couple spots where they'll put the conditions of the loan and tell you that Fulton's eligible for 30 percent principal forgiveness. They will put in the loan agreement that, you know, \$983,226.69 is principal forgiveness.

The loan that you're going to be repaying is the balance. But on the loan agreement, they don't give you a loan agreement for the project cost minus the principal forgiveness. The EPA or the state has to send you the \$3,277,000 thousand dollars in payments. They are going to send you those payments. When the loan is closed out, then the actual repayment schedule will reflect the principal forgiveness that you're receiving. You're not going to be repaying the 3.2. You're going to be repaying the 3.2 minus the principal forgiveness number.

Alderson Ratcliff stated that the actual loan repay is that number, approximately 2.3 million dollars.

Alderson Boonstra asked about the work on the water tower. There were prior conversations regarding that. It sounds like some of the internals of that are not up to code or up to standards that's out there. Is repair of those in this bid?

City Administrator Sikkema stated that the venting is taken care of within this bid.

Alderson Boonstra asked about the ladder in the water tower.

City Administrator Sikkema stated that is the safety rail. When you go to hook yourself in, that's what he was referring to. The ladder itself is fine. It's where you click in for your harness that he was referencing.

Matt Hanson replied if there's something that doesn't meet code, it might be something that can get added to the project if it's just the harness hook for sliding up the rail.

Matt Hanson stated that the overflow mesh will be replaced as well as mud valve.

Alderson Boonstra asked how long is the warranty on the painting system that they're using?

Matt Hanson replied that everything with our contract is a 1-year warranty. The paint system that we're using, has at least 20 to 25 years as far as what is expected the longevity to be. The painting systems are better now than they were when we originally painted the tower in 2000. The paint is epoxy, and on the outside, they use a hydrolon paint system, it's designed to give it a glossy look.

Alderson Boonstra asked if this includes any lettering.

Matt Hanson replied, yes, the lettering will go back on.

Matt Hanson stated regarding contract 2, the tower is getting a complete blast on the outside and a complete repaint on the exterior. The interior wet area will be done the same way. We're going blast the bare metal, put a new paint system on the inside of the bowl where the water sits. And then the interior dry, we're just going be going in and grinding out the any rust areas on the inside and then re-priming those areas, and then it'll get a 2-part overcoat on the interior dry portion.

Matt Hanson stated for contract 1, that's going to have the Fourth Street reconstruction and water main improvements. The water main improvements are going be all the water mains in the downtown area. We're going be doing fourth, tenth, first, and eleventh, and a little bit on thirteenth. Those water mains all get replaced. Then we've got a loop from that will of follow along the path and stuff from 22nd all the way down to 31st. And then the street reconstruction, that's going be from tenth down to thirteenth, and that's going to be just the pavement reconstruction. We'll get all the parking stall areas painted in, crosswalks, all that. We're also putting in the street lights from ninth to tenth. Those have been purchased with the McCarthy project, you've got them stored. We just have to have the contractor put the foundations in, put the poles up, and wire them in. On the project summary page, the first table on the bottom of the 1 page, it starts with project summary. It says Fourth Street Reconstruction that construction cost, we went into contract 1 and we broke it into 2 parts. Some of the street reconstruction we can include in the EPA revolving fund loan because we would have had to replace that payment as part of the water main work and water service work that we're doing. So the importance of putting it on there is we're getting 30 percent principal forgiveness. So some of the pavement is getting forgiven as far as the cost of construction. So the portion of the pavement that really falls on the city and other local funds, construction cost is \$86,219,365 dollars I put a small contingency in there plus construction engineering. What's left on that is about \$975,000 dollars that will be locally funded for the street reconstruction. That's all the cost that's going into the revolving fund loan. You can see contract 1 portion. Once we subtract out the portion that we can't include in there, that part of it's \$1,926,008.05. We've got the rest of the cost for contract 2 and contingency and engineering cost. You know, the engineering of note, the engineering design, geotechnical, loan administration, the hundred and \$100,730.00. You've already paid us for that work. Once we get the loan agreement and, we make our first disbursement. That money will be coming back into the city, and you can put it back in whatever funds you took it out of. It's on this table right here. It's design engineering, geotechnical work, loan application. We have had to incur those costs just to get to the point we're at. Go going back to the forestry reconstruction, the parts that we're going to have to self fund.

Aldersperson Ratcliff asked, if the \$862,000 number includes the installation, from tenth to ninth Street for the streetlights? Yes. It includes streetlights from ninth to tenth. I was expecting to see the person's company that came in and addressed the council, and one is the only lowest 4 bids shown, or was there only 4 bids

Aldersperson Boonstra asked if this include looping the water down on first?

Matt Hanson replied yes, it does go from just south of thirteenth all the way up to ninth with the water main. Then we will be going on tenth from first to fourth, on first from tenth to eleventh, and then on eleventh from first back to fourth. We have just a little bit of a loop down on thirteenth from The second? Third. Sorry. Third to Fourth. We also have the piece that we're looping from 20 second out to 30 first.

Aldersperson Ratcliff stated, I know that we still have to approve these contracts, but what's the initial timeline in your in your estimations to start for the Fourth Street water main replacement?

Matt Hanson replied, he's anticipating about probably going be sometime in in June. We'll probably get the loan agreement hopefully by mid to end of May. Once we do, we'll be able to send the contracts out to the contractor and have a preconstruction meeting first part of first part of June. Then then we can start talking to the downtown people about scheduling. The preference was to start at the north end and move down with the street reconstruction. The water main, we got to get in first and get all that tested and the services in, and that'll be a moving operation. Once we start with the street reconstruction, we're going start at the north end and move south, and we're just going to close it block by block. The sidewalks will be still accessible for people wanting to get to businesses.

Alderson Ratcliff stated I had a question on the on the on the concrete. Looking down fourth, how far does the concrete expand out into the avenue intersections?

Matt Hanson stated that it'll go at least to the radius returns on it, and we may even go a little bit farther on some. On the side streets, you know, where the curb and gutter comes around the corner on the raises and get into a straight piece, we'll be going at least that far on the side streets as well.

Alderson Burggraaf asked about the one way? If we're doing a block at a time, is it when the final block's completed with the street reconstruction then it will be a one-way?

City Administrator Sikkema stated as you open up the blocks, they won't be a one-way. Just leave it a 2 way until we're done, and then we'll probably have to have them, you know, shut down from tenth to thirteenth for a day or 2 while they get everything painted. It'll just be easier on whoever that contractor is just to have everything shut down than just do it in 1 big, big project.

Alderson Mask asked it is my understanding is though each block will be shut down for 4 weeks. Is that correct?

Matt Hanson replied, yes, roughly 4 weeks for the for the street reconstruction. The water main work, as we're laying that water main through there, they're going to probably be in the block maybe 3, 4 days per block as they're laying that water main up fourth street. And then once it connected to the south end all the way to the north end, then we'll start doing our testing of the water main pressure and disinfection.

Once we have an operating permit where we can start connecting up customers, then we'll go through and start picking up all those services. Currently, businesses are still on the old main. We replaced the services when we did the sidewalk work from the building out to the existing main. Now we just have to get it from the new main and connect it in, where we left off on the McCarthy's project with the sidewalk replacement. All of our work is going to be between the curb and gutters.

Alderson Mask stated that she thinks it's important for the business owners to know that they don't have that expectation that when you move on, that that block is going to be done.

Matt Hanson replied we'll try to do the best we can with communicating schedule with everybody.

The water main starts, that'll be the first thing. It'll be a moving operation. They're not going to be taking out the whole street. They'll be just taking out what they need for the trench for installing the water main and they'll backfill it with rock. Once all the water main's in and tested and all the services are connected and we start doing the street reconstruction, that's where we're going to have block by block and we'll try to get a really good schedule from the contractor at that point so we can keep everybody updated. It may require giving them updates on a weekly basis.

Alderson Ratcliff asked, on the engineering side, specifically for the concrete, as everybody noticed, we have some rolling sidewalks for water runoff. Are we going to have a rolling fourth street or will it be crowned in the middle?

Matt Hanson replied, it'll be crowned in the middle. Everything is going to drain to the curb and gutter line and then to the inlets.

Alderson Ratcliff stated that it will essentially level, but it'll be crowned to encourage water runoff.

Mayor Malone asked for roll call.

On roll call, all yes. (Aldersons Suehl and Wilkin were absent)

Mayor Malone asked for a motion and a second to approve and vote on contract number 2, Neumann Contractors,

Elevated water storage tank and painting.

Alderson King made the motion. Alderson Mask seconded.

Alderson Ratcliff asked, what's the timeline for this contract?

Matt Hanson replied about 3 months. Hopefully, they will be able to get started in July and then probably finish by October.

Alderson Ratcliff asked if part of that construction was going to block off that section.

Matt Hanson stated that as far as traffic control, we were going to block ninth where the tower is at, we're going to close off that block there and then a little bit on the side street there on seventh or eighth. We'll block it off where the city's property line would be at to give them enough room to get equipment and material in there.

Alderson Mask asked how long will it be shut down?

Matt Hanson replied, probably the full time. We could see if they would allow us to pull it after they get the exterior painted because they really need that for the containment. Once the exterior of the tank's painted, they can remove the containment stuff that'll go around the tank. If they're just working on the inside, they may not need that extra area. But we will have to find a spot there, we've got a pressure tank that's going to go up a tank or tanks at the tower that's going to act as storage while the tank tower is down.

Alderson Ratcliff stated he can only think of one house that would have garage access on that specific block

Matt Hanson stated that they will make sure that they can get to their house.

On roll call, all yes. (Aldersons Suehl and Wilkin were absent)

Motion carried.

Mayor Malone asked for a motion and a second to approve and vote on McCarthy Pay Request #7.

Alderson Mask made the motion. Alderson Boonstra seconded.

Alderson Ratcliff stated that we're not done with these payments yet.

Matt Hanson stated that this payment should bring us paid up to date. You're holding solely \$91,000 in retainage for the contractor. That will be the last pay request, but we can't do that until all the punch list items are completed.

Alderson Ratcliff asked what is the total right now that we paid out if we approve this?

City Administrator Sikkema stated that amount is \$736283.54.

On roll call, all yes. (Aldersons Suehl and Wilkin were absent.)

Motion carried.

Mayor Malone asked for a motion and a second to approve and vote on a Resolution Authorizing the Initiation of the Process to Seek an Extension of Tax Increment Financing District #1.

Alderson King made the motion. Alderson Boonstra seconded.

City Administrator Sikkema stated that there is still land to be developed.

Alderson Mask would like a list of what land is available for sale.

City Administrator Sikkema will produce a map of property for sale for the Economic Development committee. Sikkema stated this resolution just authorizes us to pursue this request. This is not a guarantee that it will be approved. The request would have to go to the State and voted on by the general assembly and the governor. Our next step would be to contact Lee Arnello or Ryan Spain to see if they are willing to back us on this.

On roll call, all yes. (Aldersons Suehl and Wilkin were absent.)

Motion carried.

Discussion was held on the Banner application. Also discussed was how the brackets work. We should ask for the public's input. A lengthy discussion was held on how long the banners should stay up and how to be fair when choosing which banners to put up. Public Works will hang the banners and take them down.

A revised Banner application will be brought to the Council at the next meeting.

The Purchase Approval Form was discussed. This would be a good form to help department heads at budget time, to go back and review last year's purchases. It gives accountability.

The water/sewer rates for this budget year were discussed. The numbers are based off of a 4% increase, which is what has been done in the past. This does not include Republic garbage services. Discussion was held on Republic's contract and quality of service.

Discussion was held on City Council pay rates. Should Council members be paid if they don't attend a meeting?

Reports that were in the packet included, Mayor, City Administrator, Public Works, and Chief of Police.

Committee meeting reports were from Parks and Rec and the Finance Committee.

Discussion was held on the Martin motel debris from the fire that has not yet been cleaned up.

Mayor Malone asked to entertain a motion and a second to go into closed session to discuss personnel, litigation or property.

Aldersperson Mask made the motion. Aldersperson King seconded.

On roll call, all yes. (Aldersperson Suehl and Wilkin were absent)

Motion carried.

Closed session began at 7:22 p.m.

Mayor Malone asked for a motion to exit closed session and re-enter the open meeting at 7:52 p.m.

Aldersperson King made the motion. Aldersperson Mask seconded.

A quorum was present. On roll call, all yes. (Alderspersons Suehl and Wilkin were absent.)

Mayor Malone asked for a motion and a second to adjourn this meeting.

Aldersperson King made the motion. Aldersperson Mask seconded.

All in favor, all yes. Meeting adjourned at 7:58 p.m.

Respectfully submitted,
Tori Wade, City Clerk