



## **City Council Meeting Summary 09.08.2020**

*Next City Council Meeting – September 21st, 2020, at 6:00 P.M.*

*Official Minutes available at [www.cityofmonmouth.com](http://www.cityofmonmouth.com)*

### **1– Presentations Or Citizen Inquiries**

No presentations were made to City Council this evening

### **2- Public Works Monthly Report – Director Jackson**

- The next community shred day is being scheduled for October 24<sup>th</sup> at the Transfer Station from 9 A.M. to 12 Noon. The event is being sponsored by Spears and Spears Law Office and Woodard and Curran.
- Fall Cleanup Week is scheduled for the week of October 5<sup>th</sup> to October 9<sup>th</sup>.
- The East Euclid water main project has completed the main replacement and is awaiting final boulevard repair/reseeding. The resurfacing of the road will be in the next two weeks.
- The West 11<sup>th</sup> utility extension project is nearly complete. The contractor is currently awaiting a control unit for the lift station
- The CSO Phase 2 lagoon is nearing completion with only a small number of items remaining
- The Downtown Sewer preliminary engineering report is being finalized, and Jennifer Anders will make a presentation of the information to the City Council in the near future as the City seeks a USDA forgivable loan to fund this much-needed project.
- On behalf of the City, and with the full support of the Monmouth Roseville School District, Woodard & Curran submitted an application to the Illinois EPA for a Green Infrastructure Grant Opportunity (GIGO) for the development of runoff control rain gardens within the school district parking lot located on South A Street and West 1st Avenue. Superintendent Fletcher and the School Board gave the City a written letter of support for the project grant application.

### **3- Building And Zoning Monthly Report – Director Clark**

- Zoning has started using door hangars for junk and debris complaints as well as mowing notices.
- Love's Travel Stop has been completed, and a final occupancy permit was issued
- Buffalo 67, in the former Barnstormer's building, has started their interior renovation of the building
- Smithfield completed three 30'x50' enclosed structures to facilitate additional COVID-19 precautions for their employees.
- The Woodshed on East 1<sup>st</sup> Avenue has completed the repair of the façade and parapet on the building's 2<sup>nd</sup> floor. The next stage of the project will be work to the 2nd floor façade, base foundation, and the entryway

### **4- TIF District Inducement Resolution with Term Sheet**

*This item is related to a long-term economic development project the City has been working on that includes the establishment of a 3<sup>rd</sup> TIF district throughout Monmouth. TIF revenues are highly restricted funds which are governed by state statute and may only be used for economic development purposes.*

Hy-Vee foods has approached the City with a request to be included in the new proposed TIF district that is currently being established. An inducement before the formal establishment of the district will allow the developer to begin site acquisition and development without having to wait for the district creation. This request has similar terms to the TIF district that was created in 2019 to bring Fareway Foods to Monmouth.

- This item does not formally establish a TIF district on the parcel but is a good faith agreement that the City will pursue creating one. A public hearing and additional measures will be needed at a later date for the final TIF district and its boundaries
- Hy-Vee agrees to pay the City's actual legal expenses, up to \$15,000, for the creation of the TIF district
- The City will provide Hy-Vee with the benefit of the Enterprise Zone for the exemption of State Sales Tax on the purchase of building materials for the renovation work on this building and the exemption of permit fees or any fee associated to the municipal review process
- The TIF rebate is in lieu of the enterprise zone property tax abatement. No property taxes will be abated during this process
- The City will adopt a TIF Inducement Resolution to provide a rebate of future property tax incremental revenues to reimburse Hy-Vee in an amount not to exceed \$1,000,000 for the expenditure of TIF eligible costs. It will include acquisition cost and the cost of replacing the existing roof on this building
- No general fund revenues would be used for any economic incentives associated with this project

#### **5- MFT Supplemental Resolution**

The City recently passed a resolution to allow for access to Motor Fuel Tax Funds for the East Euclid project. Resolutions are required anytime MFT funds are used since the funds are heavily restricted and governed by State statute. After the bids were collected for the resurfacing, it was determined that a supplemental resolution would be needed as the final cost estimate was over budget by \$21,500. A motion was made to approve the supplemental resolution to allocate \$21,500 in motor fuel tax funds for use. The motion was **approved**.

#### **6- Ordinances & Resolutions**

##### **A. Approval of Local Cure Program Financial Support and Certification**

The State Of Illinois created a coronavirus relief fund to target downstate municipalities who have occurred coronavirus related expenses. The City Of Monmouth has been approved to receive \$389,594 for reimbursement on eligible expenses. Tonight's ordinance is a requirement to receive the funds.

- Only eligible expenses qualify and are only eligible for financial reimbursement
- Expenses must be 100% related to COVID-19
- Revenue shortfalls as a result of COVID-19 are **not eligible**
- Labor-related expenses are not eligible unless predominately dedicated to COVID-19 response
- Reimbursement requests are evaluated and approved by the Illinois Department of Commerce and Opportunity

A motion was made for approval and was **approved**.

**B. General Obligation Bond Refinancing**

The interest rates for certain municipal bonds are currently very low. Upon examination of Monmouth's currently issued bonds, it was discovered that approximately \$450,000 could be saved over 10 years. The bond is not being extended past its current life and is simply being refinanced to take advantage of the lower interest rates. The bond is also paid exclusively with water and sewer revenues.

A motion was made for approval and was **approved**.

**C. Ordinance Rescinding Ordinance 20-023, Establishing Business District**

During last month's City Council meeting, an ordinance was passed to begin the initial steps of establishing a second business district in Monmouth. Business districts can be advantageous for development since businesses can apply for reimbursement on specific economic development expenses. The repayment is made through the implementation of additional sales tax within the district. While planning for the next stage in the implementation of a business district, it was discovered that parcels within the proposed district would not be able to opt-out if they chose to do so. Illinois state statutes appear to make this economic opportunity better suited for small parcels on a case by case basis and not a large encompassing district like was previously discussed. City Administration has recommended that the item go back to City Council with the new information so they may decide to repeal the ordinance if they would like.

A motion was made to repeal the initial ordinance and was **approved**.

**7- Executive Session**

No executive session was held.

**8- Other business**

No other business was discussed.

*Report compiled by Ken Helms, City of Monmouth*