



City Council Meeting Summary 05.06.2019

Next City Council Meeting – April 20th, 2019 at 6:00 PM

Official Minutes available at www.cityofmonmouth.com

1- Presentations Or Citizen Inquiries

Dennis Willhardt thanked Alderman Rutledge for his 16 years of service as an elected official. Mr. Willhardt also spoke about the current property taxes and expressed a desire for Council and/or the County Board to evaluate whether a re-assessment of property values is necessary given the challenging environment that local government is facing in Illinois.

2- Building And Zoning Monthly Report – Director Clark

- Smithfield has completed their procurement building and is awaiting final inspection later this week for an occupancy permit.
- Smithfield continues to work on their new carcass cooler. The floods are poured and they are currently working on electrical systems.
- Northwest Restoration is beginning masonry work on the rear of the Vaughn's building this week.

3- Community Engagement Report – Director Helms

- Mayor Davies and Administrator Steinbrecher spoke at an Economic Forum that Monmouth's local radio station, Sunny 97.7 held. Senator Tracy, Representative Freese, and numerous local stakeholders were present. A recording of the event may be found on Sunny's website at <http://977wmoi.com/news-podcasts/>
- The City currently leases land to a cell phone tower provider at our South Water Plant location. The ground is a 100 x 100 section of ground. This lease currently brings a monthly revenue of 1548.00 dollars between the combined carriers. The company who constructed the tower and maintained the lease, SBA has offered the City a one-time buyout option of \$275,000 to buy their current ground lease and to create a 55-year easement. A buyout option has been presented in the past for a significantly lower cost, and a decision was made not to take any action. Helms spoke to Council regarding the additional monetary incentive and the ever-changing landscape of cellular technology. A draft version of the lease buyout is currently being drafted by SBA and will return to Council for final approval once it is submitted to city staff.

4- Woodard and Curran Monthly Report – Director Jackson

- Road crews have been busy patching potholes throughout the town.
- The Harlem Avenue utility repair will receive a hot mix patch once UCM starts asphalt production for the IDOT highway resurfacing project.

- The CDBG water main project will begin on June 9th. The project starts at East 9th Avenue and continues on to the south water plant.

5- Term Sheet for the Jackson Avenue Residential Subdivision

The City has been nurturing a relationship with a developer over the last year to work on a plan to develop the 7-acre City-owned lot into a 33 lot single-family residential subdivision. A plan has now come to term which would facilitate this development.

- The Developer will finance the engineering design and construction of sanitary sewer, surface water drainage, Jackson Street road construction and thirty-three (33) new single-family homes over 7 years.
- The Developer will undertake the construction of Jackson Street and approximately 1,040 feet of sanitary sewer to serve the development site.
- The City will connect to the existing 12" water line on North Main Street and extend a new 8" water main to the west property line of the development site within the Jackson Street right-of-way. The City will then install the water main from the west property line of the development site to fully serve all 33 lots of this development.
- The City will be **reimbursed** for its cost of making said improvements from the TIF revenues generated, at a proportionate percentage of total TIF eligible development costs.
- The City will establish a new tax increment finance district to generate new revenues from the sale of the new homes within this subdivision. Only TIF revenues from this particular district will be used to provide incentives to the developer so they may recover all up-front out-of-pocket TIF-eligible expenses, such as the cost of establishing the TIF District, engineering design, construction of public infrastructure improvements, and 30% of financing costs (interest paid on construction loan).
- The Developer will reimburse the City for the cost of the consultant retained to assist the City in establishing this new TIF District.

A motion for approval of the term sheet was made and was **approved**. As this project matures, there will also be additional items which will come before the Council for their consideration.

This term sheet may be found on the City's website.

6- Term Sheet with Maple City Warehouse & Distribution for Redevelopment of Howard Medical Property

City staff has been in discussions with potential local investors to redevelop the former Howard Medical property which is located off West 11th Avenue. This agreement is a tentative non-binding agreement that is dependent on the property being purchased by the developer.

- The City will engage PGAV planners to establish a TIF District on the property so TIF eligible expenses such as acquisition, demolition, renovation, engineering, and consultants may be reimbursed through TIF revenues. Costs associated with establishing the district will also be recovered through the districts TIF revenues.
- Upon creation of the TIF district on the property, the City agrees to allocate future TIF revenues (less a 5% administrative fee) **on this district only** as an economic incentive to reimburse for TIF eligible costs as allowed under Illinois law.

- MCW&D agrees to repurpose this property and buildings for the renting of warehouse storage space to east coast and international companies as a Midwest logistics and distribution center for products to their customers via FedEx, UPS, and DHS deliveries.

A motion for approval of the term sheet was made and was **approved**.

It should be noted that this project is in very early preliminary stages and is subject to many variables. As this project matures, there will also be additional items which will come before the Council for their consideration.

This term sheet may be found on the City's website.

7- Professional Services Contract with PGAV Planners for E. Jackson Ave. TIF District

- *This action item is associated with the East Jackson Avenue residential development project.*

The contract is to engage PGAV Planners for a feasibility study, redevelopment plan, and an application/review process. PGAV Planners were the consultants selected to assist in the successful establishment of the TIF District which Fareway Foods is currently being built upon. The consultant is requesting compensation for these services for \$24,000 which upon the establishment of the TIF district is reimbursable from TIF revenues. The City intends to create a TIF district in this area to encourage the development of a residential subdivision on the parcels.

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

8- Professional Services Agreement with Shive-Hattery to Survey Subdivision Plat and Design water main for TIF Development

- *This action item is associated with the East Jackson Avenue Residential Development Project.*

The service agreement involves developing concepts for the subdivision, conducting land surveys, designing the water main, and widening of Kimberly Road, preparing construction documents and providing bidding and construction services.

Shrive-Hattery is requesting compensation for \$19,500 for their services. Upon successful completion of the TIF district, this expense will be able to be reimbursed from TIF revenue funds.

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

9- Professional Services Contract with PGAV Planners for Maple City Warehouse TIF District

- *This action item is associated with the Maple City Warehouse Development Project and is tentative in nature. No action will be executed unless the developer takes possession of the parcels.*

The contract is to engage PGAV Planners for a feasibility study, redevelopment plan, and an application/review process. The consultant is requesting compensation for these services for \$29,000 which upon the establishment of the TIF district is reimbursable from TIF revenues. The City intends to create a TIF District to encourage the redevelopment of the vacant Howard Medical property.

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

10- Real Estate Purchase Agreement with Heartland Investment, LLC

Heartland Investment would like to purchase the City-owned lot at 1125 North Main street where the former Clark's station stood. Heartland intends to build an **Arby's Restaurant** on the parcel. Heartland would like to compensate the City **\$60,000** for the parcel and anticipates to begin construction of the new restaurant before the end of the current year.

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

11- Consolidated Actuarial Services Agreement with Lauterbach & Amen

The City retains a firm to provide actuarial services for the Police and Fire pension funds. These actuarial reports are then used in accordance with State law to determine what the annual tax levy needs to be to meet current pension obligations.

This will be the third year that the City has used Lauterbach & Amen for actuarial services.

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

12- Market Alley Music Days Special Event License for June, July, and August

The Monmouth Area Chamber Of Commerce is requesting a special event license for the annual Market Alley Music Days which features live music and local food.

This year the event will be held on June 13, 20 and 27th. July 11, 18, and 25th. August 8, 15, and 22nd.

June 20, July 18th and August 15th the events will be held from 5 PM – 7 PM and will utilize the festival ordinance to accommodate adult beverages that are sold by active liquor license holders. Consumption of alcohol outside will be restricted to Market Alley only and will not be permitted in other outside areas during that time.

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

13- Resolutions

A- TIF Inducement Resolution for Maple City Redevelopment Project

This inducement resolution begins the process of creating a TIF district in the area of the former Howard Medical building which is located off West 11th Avenue.

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

B- TIF Inducement Resolution for E. Jackson Ave. Residential Development Project

This inducement resolution begins the process of creating a TIF district on East Jackson Avenue to encourage the development of a residential housing project.

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

14- Ordinances

Declaration of Surplus Property

The Fire Department has had a 2011 Kubota GR2100 Riding Mower for several years. The mower is currently in need of repair. As this unit has exceeded its anticipated service life no further investments will be made on the unit.

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

15- Other Business

A- Recognition of Outgoing First Ward Alderman



Alderman Dave Rutledge is presented with an award for his years of service. Rutledge has served as an elected official for 16 years and retired from Monmouth as a firefighter.

B- Swearing in of Newly Elected Alderpersons



City Clerk Susan Trevor swears in newly elected Alderpersons Tony Cook, Brian Daw, Bob Wells, Mary Kelly and Dan Heatherly.

16- Executive Session

Per Illinois State Statute 5ILCS 120/2 to consider contract negotiations with no action to follow upon return to regular session.