

MONMOUTH ILLINOIS

Council Meeting Summary 11.06.2017

Next Council Meeting: 11.20.2017 @ 7PM

1- Presentations or Citizen Inquiries to Council

Dustin Mckee gave a presentation to council clarifying his request for a Zoning Variance to allow construction of a small garage to perform automotive accessory installations. Mckee talked about the nature of his proposed business which would not include oil changes or loud noises. His business would consist of adding various accessories like tires and light systems.

2- Proclamations & Presentations

1. Veteran's day proclamation



Mayor Davies presents a veteran's day proclamation to Dan Heathers; the local Commander of the VFW

2. Illinois Chief's Association Presentation To Chief Switzer



Ed Wojcicki of the Illinois Chiefs of Police Association presented the award to Chief Switzer

3. 2017 M-R High School Soccer Team State Final 2nd Place Finish



The M-R team was presented with a proclamation recognizing their hard work and achievements.

3- Building And Zoning Report – Director Woodward

A number of private projects have been making progress in the last month. Woodward reported that the Wells Fargo building (drive through) on North Main street had been sold. The current owners plan to renovate the building to become office space. Shopko has installed a new HVAC system on their roof. The Western Illinois Animal Rescue has started electrical work and is making excellent progress. The Citizen's lake grant project has officially begun with pier work and a parking lot as the first stage. This project will continue to progress in the following months with a completion in the Q2 of 2018.

4- Woodard & Curran Report – Director Jackson

Jackson reported that well ten has received all the necessary permits and is now online. The south Sunny Lane road and drainage project was completed and is open for traffic. The proposed water main project for along east 9th and south 5th has been submitted for review to the EPA and is still on schedule for submittal by mid-December.

A detailed department report is available on the cityofmonmouth.com website

5- Community Engagement Report – IT Director Helms

Helms thanked Council for their involvement in the Halloween event that was held at the north fire station. The various children received a combined 100+ pounds of candy from numerous donations and the event was a huge success. Development of a new website is also underway, and the public will be asked for suggestions in the future.

6- Approval Of Clarifier Bid – Director Jackson

Project #1 of the North Wastewater treatment rehabilitation project was discussed. The low bid was awarded to Leander Construction. A motion was made for approval and was approved.

7- Lease Agreement for City Vehicles – Administrator Steinbrecher

The City currently has a number of vehicles ranging in production age from 1996 to 2003. Staff has looked at 15 of the worst vehicles in the City fleet and what their current costs are to maintain. The vehicles serve several departments and were declared as surplus to allow them to function as trade-ins or to be sold. Council was asked to declare 15 vehicles as surplus and to authorize Administrator Steinbrecher to negotiate with Enterprise for 13 new vehicles. The lease includes a number of options at the end which include purchasing, re-leasing or direct sale. A motion was made for approval and was approved.

8- Memo Of Understanding – City of Monmouth/Fareway Stores, Inc. – Administrator Steinbrecher

A memo was presented that allows Fareway Stores to reimburse the City for costs associated with a feasibility study which would result in no out of pocket funds. Further clarification is located below. A motion for approval was made and was approved.

9- Contract Agreement with PGAV to assist City in establishing the 6th street TIF project area

Further clarification is located below. A motion for approval was made and was approved.

10- Contract Agreement with PGAV to assist City in extending the downtown/Broadway corridor TIF District

Further clarification is located below. This item is a compensation contract with PGAV based on an hourly basis for assistance with TIF extension. A motion was made for approval and was approved.

11- Inducement Resolution to study feasibility on designating a TIF redevelopment project area on north 6th street

Further clarification is located below. A motion was made for approval and was approved.

12- Resolution to engage PGAV planners to assist with obtaining legislative approval to extend the current TIF district an additional 12 years – Downtown/Broadway corridor TIF district

Further clarification is located below. A motion for approval was made and was approved.

13 – Ordinances

1. Declaration of surplus property

Vehicles involved in the enterprise lease agreement were declared surplus. Additional retired SCADA equipment was also requested for surplus declaration. A motion was made for approval was approved.

2. Variance – 613 E. Broadway

This item is the second reading of a variance that did not pass on first reading. The request is for a small storage shed that was built in a residential backyard. The variance required a

setback variance due to the proximity of a property line. A motion was made to follow the zoning boards recommendation for approval and the variance was approved.

3. Special use variance – 720 North E Street

This is the second reading of a variance that did not pass on first reading. The request is for the construction of a garage which would allow a small automotive business to operate. A motion was made to follow the zoning board's recommendation for approval and the variance was approved.

14- Other Business

A request was made during the last City Council meeting for restricted parking in the 100 block of North 3rd street. City staff reviewed multiple aspects to the parking request, including traffic from public safety vehicles. No recommendation for change was forwarded to the Council and no further action was voted on.

Clarification on Items 10 and 12:

The Current TIF (Tax Increment Financing) district is set to expire in approximately four years. City government feels that TIF districts bring a direct benefit to the community through their ability to revitalize downtown buildings and serve as a funding mechanism for infrastructure projects that are needed. The TIF district may be extended for another 12 years if certain conditions are met. The conditions required for extension include support from all taxing bodies involved, local municipal resolutions and an act of Illinois General Assembly.

The application for extension of a district is a very complicated procedure. Taking this process into account City Council has voted to retain PGAV Planners (<http://www.pgavplanners.com/>) to assist as a consultant in this matter. Regular updates will be reported to council and the public as the application process progresses.

Clarification on Items 8, 9 and 11:

Included with the TIF district extension application will be a request to expand the current boundaries (Historical Downtown) to include the area of North 6th Street and US Hwy 34. Fareway Foods has approached the City for assistance in the recuperation of costs associated with new building construction on the 6th street parcel. The project consultant (PGAV planners) will assist the City with the feasibility and application process. The memo of understanding states that Fareway Foods will reimburse the City for costs (not to exceed \$9k) associated with the feasibility study. If the future site of Fareway Foods does qualify as part of a TIF district, the City agrees to provide a rebate payment for twenty-nine thousand dollars in year 16 of the TIF district in addition to the 15 yearly performance-based rebate payments.

Items 8-12 have been given a high-level summary, and this summary is not meant to function as full technical project outlay, please contact us if you as the reader have additional questions. Since this is a long-term project, we will be distributing updates as the project matures.

Supporting documentation for items 8-12 can be found at <http://bit.ly/councilfiles>

Mayor Davies and City Staff have talked in various interviews about the benefits of TIF districts with our local radio station. The interviews can be found at <http://bit.ly/monmouthradio>

CITY OF MONMOUTH				
Summary of Expenses				
As of October 31, 2017				
	2017-2018	Monthly	YTD	% Expended
	Budget	Expense	Expense	YTD
GENERAL FUND				
Administration	4,124,438.00	597,137.02	1,809,342.43	43.87%
IT Support	90,640.00	9,472.64	49,554.09	54.67%
Solid Waste	760,968.00	75,584.36	399,675.63	52.52%
Social Security/IMRF	133,000.00	8,774.98	61,307.57	46.10%
Boards & Commissions	5,500.00	375.00	1,312.46	23.86%
Police Department	1,970,928.00	160,419.95	934,813.32	47.43%
Zoning Department	140,050.00	7,965.44	61,633.06	44.01%
Community Development	126,175.00	0.00	30,763.50	24.38%
Fire Department	1,196,850.00	82,591.14	594,686.65	49.69%
Swimming Pool	60,000.00	245.08	62,209.28	103.68%
GENERAL FUND	8,608,549.00	942,565.61	4,005,297.99	46.53%
CEMETERY FUND				
	0.00	0.00	0.00	0.00
DEBT SERVICE FUND				
	2,009,324.00	0.00	438,119.47	21.80%
MOTOR FUEL TAX FUND				
	126,000.00	0.00	60,397.19	47.93%
INTERNAL SERVICE FUND				
	1,060,398.00	0.00	407,095.33	38.39%
DOWNTOWN FAÇADE				
	25,000.00	0.00	9,315.33	37.26%
WATER AND SEWER FUND				
	8,295,566.00	34,247.20	1,896,005.41	52.90%
Bond Proceeds (Capital Projects)		468,508.67	1,836,514.61	
Sunny Lane Project		397,685.33	432,797.33	
Sewer Improvements		222,972.10	222,972.10	
REVOLVING LOAN FUND				
	0.00	0.00	0.00	0.00%
HOMESTEAD FUND				
	0.00	0.00	0.00	0.00%
TIF G O BONDS				
	286,500.00	0.00	149,162.90	52.06%

This is not a month end report of all funds.