

## City Council Meeting Summary 02.20.2018

Next City Council Meeting – March 5<sup>th</sup>, 2018 at 6:00 PM

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

### **1- Presentations Or Citizen Inquiries**

No presentations or citizen inquiries were presented tonight.

### **2- Swearing in of new firefighter – Tyler Osborn**

Warren County native and Monmouth College graduate Tyler Osborn has been hired to the department to fill a recent vacancy. Osborn comes to the department having served in public safety for some years as both a volunteer firefighter and as a professional emergency medical technician.



### **3- Housing Study Presentation – N.I.U. Center For Governmental Studies**

The City commissioned a comprehensive study last year to aid in economic development. The study has concluded and was presented tonight. This report is incredibly detailed with a wide range of datasets and descriptions. This study incorporates both housing, labor and economic statistics.

**The report is 79 pages long and may be viewed at [www.cityofmonmouth.com](http://www.cityofmonmouth.com)**

Some highlights of the presentation were:

- Housing vacancy has declined from 8.1% in 2010 to 4.0% in 2017
- Ownership increased from 67% in 2010 to 71% in 2017

- Downtown improvements were the number one requested improvements requested by Monmouth residents.
- Perceptions of Monmouth from non-resident surveys differed radically from the positive perceptions of in-town residents. It was suggested to consider a marketing/branding campaign to raise awareness of the benefits of living in Monmouth.
- Home sales are showing positive signs of a market recovery
- Rentals have a low vacancy rate, but rent is low which discourages building renovations & maintenance.
- Most often desired house size is a single family three bedroom, two bath with most potential movers being between the ages of 35-64.
- Of the 3,915 workers living in Monmouth, 1,916 (50.1%) lived and worked within the city, while 1,054 (49.9%) commuted outside the area. Monmouth's inflow of workers exceeds its outflow of workers, adding nearly 1,100 more people to the daytime population.
- There is potential for an estimated 50-75 (estimated conservatively) additional units, with for-sale units priced from \$150,000-\$200,000

*N.I.U. has recommended taking a comprehensive approach to the planning of future housing. This plan would encompass many aspects including but not limited to:*

- \* Continuing a positive trend of increased sales and rising prices.
- \* Showcasing the historic downtown.
- \* Promoting the high quality of life compared to nearby areas.
- \* Move towards higher rents to enable reinvestment in properties.
- \* Improve neighborhood conditions along with perceived school and/or safety issues.
- \* Revisiting property taxes with the comprehensive suggested changes in place.

AARP Livability Index Scores	Monmouth	Warren County	Galesburg
Housing	59	58	65
Neighborhood	53	43	49
Transportation	60	48	61
Environment	60	60	61
Health	45	44	34
Engagement	58	56	45
Opportunities	50	51	49
Overall Score	55	51	52

Source: Current AARP Livability Index on the AARP website (accessed September 10, 2017)

#### **4- MFD January Report – Chief Rexroat**

During January, the Monmouth Fire Department hosted a training class on the subject of Ice Rescue. Instructors from Michigan Ice Rescue Concepts taught the program and were very well received by the students. The Monmouth Fire Department along with several other area departments participated in the training, and the outdoor practical training was conducted at Citizens Lake in Monmouth.

Firefighters participated in an event at ICS School for “In Our Community” day where the school invited people from the community to come and talk to the students about what they do. The firefighters gave a presentation to the students about firefighting and all of the things that the fire department does for the community.

*Chief Rexroat’s detailed monthly report, including statistics, may be found at [cityofmonmouth.com](http://cityofmonmouth.com)*



#### **5- MPD January Report – Chief Switzer**

INCIDENTS OF NOTE: A shooting incident occurred on January 2 which resulted in Aggravated Battery, Possession of Firearm by Felon and Drug Paraphernalia charges. A wide spread Forgery case was also opened with counterfeit currency being passed at numerous locations in Monmouth.

The department provided A.L.I.C.E. training at Central Intermediate School. This training is part of an annual training curriculum that is conducted in partnership with county schools to prepare staff and students to react to an active shooter event. WHBF News Channel 4 was on scene to cover the event, their story is also available at <http://bit.ly/2oj4XqT>

*Chief Switzer’s detailed report including statistics can be found at [www.cityofmonmouth.com](http://www.cityofmonmouth.com)*

## **6- Approval Of Lease – 202 South Main Street – Sonia and Andrew Woolsey**

The City has been contacted by an entrepreneurial couple who would like to open an Ice Cream Parlor in the old Hall's Shoe store. This particular location currently resides in the building the City purchased a couple of years ago with plans to stabilize and encourage a developer to invest in the location.

As this is a new start-up, City staff have recommended granting them 3 months' free rent to help encourage the growth of their business.

## **7- Other business / Executive Session**

Executive session was called to discuss the potential Firefighter's Union Contract. No action was taken upon return to regular session.

CITY OF MONMOUTH				
Summary of Expenses				
As of February 15, 2018				
	2017-2018	Monthly	YTD	% Expended
	Budget	Expense	Expense	YTD
<b>GENERAL FUND</b>				
Administration	4,124,438.00	154,260.11	2,457,117.54	59.57%
IT Support	90,640.00	911.01	69,226.11	76.37%
Solid Waste	760,968.00	52,875.22	625,987.65	82.26%
Social Security/IMRF	133,000.00	4,074.20	95,578.08	71.86%
Boards & Commissions	5,500.00	612.50	2,952.58	53.68%
Police Department	1,970,928.00	68,194.67	1,515,716.76	76.90%
Zoning Department	140,050.00	4,070.66	93,035.10	66.43%
Community Development	126,175.00	0.00	31,763.50	25.17%
Fire Department	1,196,850.00	50,077.19	947,928.52	79.20%
Swimming Pool	60,000.00	0.00	62,209.28	103.68%
<b>GENERAL FUND</b>	<b>8,608,549.00</b>	<b>335,075.56</b>	<b>5,901,515.12</b>	<b>68.55%</b>
<b>CEMETERY FUND</b>				
	0.00	0.00	0.00	0.00
<b>DEBT SERVICE FUND</b>				
	2,009,324.00	0.00	1,915,519.47	95.33%
<b>MOTOR FUEL TAX FUND</b>				
	126,000.00	0.00	77,216.71	61.28%
<b>INTERNAL SERVICE FUND</b>				
	1,060,398.00	0.00	543,856.48	51.29%
<b>DOWNTOWN FAÇADE</b>				
	25,000.00	0.00	13,640.33	54.56%
<b>WATER AND SEWER FUND</b>				
	8,295,566.00	376,936.09	4,142,781.25	92.04%
Bond Proceeds (Capital Projects)		18,075.00	3,006,382.95	
Smithfield \$3 M loan		0.00	486,149.80	
<b>REVOLVING LOAN FUND</b>				
	0.00	0.00	0.00	0.00%
<b>HOMESTEAD FUND</b>				
	0.00	0.00	0.00	0.00%
<b>TIF G O BONDS</b>				
	286,500.00	0.00	150,368.65	52.48%

This is not a month end report of all funds.



# HOUSING STUDY AND NEEDS ASSESSMENT

PREPARED FOR THE CITY OF MONMOUTH, ILLINOIS



JANUARY 29, 2018

PREPARED BY THE NORTHERN ILLINOIS UNIVERSITY CENTER FOR GOVERNMENTAL STUDIES

**Executive Summary only**  
A full 79 page report is available  
at [www.cityofmonmouth.com](http://www.cityofmonmouth.com)

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# Executive Summary

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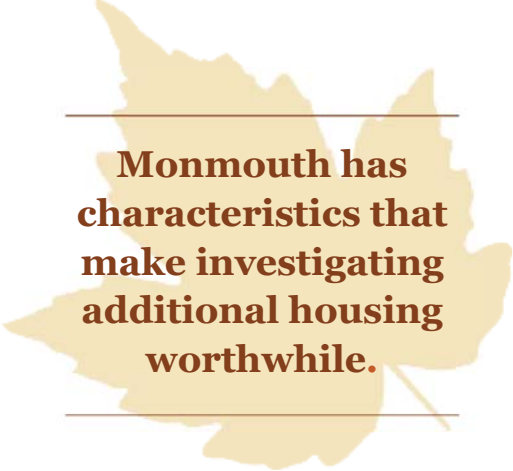
*The City of Monmouth has been actively planning for its future through strategic planning and deliberations to meet the needs of its residents and businesses. Housing is an important component to be considered in planning; therefore, the City requested that Northern Illinois University Center for Governmental Studies (CGS) complete an assessment of its housing supply and demand. The City was specifically interested in whether there was potential for additional housing to be developed by the private sector in order to attract area workers who now choose to live elsewhere or provide an opportunity for current residents to upgrade their housing. The scope of work included multiple tasks designed to meet the specific needs identified by the City, and this study addresses those issues. The information found in this report is intended to guide the City in developing housing strategies. Key findings and potential next steps are highlighted here. Additional details can be found in the full report.*

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## **Economic and Demographic Factors**


Overall, Monmouth's experience in recent years is similar to many rural communities in Illinois - slight declines in population and aging residents as well as an aging housing stock. However, Monmouth's diversity is increasing, and its population is anticipated to grow over the next few years at a slightly higher rate than its peers. It also has assets other communities do not, including a college, a cluster of food processing related businesses, a revitalizing historic downtown, a hospital, and close proximity to larger communities that provide additional employment opportunities for Monmouth residents. In addition, a significant number of Monmouth employees currently live in other communities. Thus, there is reason to investigate the potential demand for additional housing to balance the city's housing supply and demand.



**Monmouth has characteristics that make investigating additional housing worthwhile.**

## **The Housing Market**

Monmouth's housing market has experienced some positive trends over the past few years. Housing vacancy has declined from 8.1% in 2010 to 4.0% in 2017. Additionally, ownership increased from 67% in 2010 to 71% in 2017 as some rentals converted to owned units, which may be partially attributed to very few new housing units built. Home sales are showing positive signs of a market recovery with more units sold and at a higher median price. A high-level assessment of incomes and current housing costs indicates there is potential for renters to buy a home. There is also potential for those currently owning a home to increase the values of their homes through home renovations, by purchasing a higher valued home or building a new home. Nevertheless, there are some challenges to address. First, vacant land is scattered throughout the community in neighborhoods where some homes are in need of repair. Second, there are few options for new subdivisions, with the exception of 7.5 acres owned by the City at the north end of town. Third, while rentals have a low vacancy rate, the rents are low, discouraging building renovations and maintenance. There are opportunities for premium rental rates in the downtown where renovated apartments generate higher rents, yet there is a need for continued downtown revitalization to encourage development of more of these types of rental units. While housing available in areas outside the City limits and in Galesburg competes for potential residents, Monmouth's comparatively high quality of life should position it to attract a portion of the area's future residents.




**There are signs of strength in the housing market, but also challenges to overcome.**

## Potential Demand for Additional Housing

Adults either living or working in Monmouth were surveyed to learn their thoughts on Monmouth along with their future housing desires and plans. The survey was widely distributed and over 500 responses were received. About half of respondents indicated that they planned to move or were considering moving. Of those who do or might plan to move, 44% would consider living in Monmouth. This pool of people was then further analyzed regarding their housing preferences.

A number of conclusions regarding housing selection and demand can be drawn from the survey.

- People live where they do because of the immediate environment, including feeling safe, liking the neighborhood, and the features of their home meeting their needs.
- They are most likely to move for a new job, or to improve the size or quality of housing.
- While proximity to shopping, recreation, and entertainment are not a significant reason for why people live where they do now, it is a somewhat important factor in where people want to move.
- Issues often associated with needs of older residents, such as desiring to downsize housing, need for assistance, or looking for a neighborhood that is senior-friendly, generated little interest. This may reflect low survey participation by older age groups.
- The only type of housing the great majority of people are interested in is a single-family house.
- The most often desired house size is three (3) bedrooms and two (2) bathrooms.
- Most potential movers are between 35-64 years old.
- There were more people considering moving in the \$50,000-\$99,999 income category than at other income levels but nearly a quarter of those considering moving reported incomes of \$100,000 or more.
- Half of respondents indicated they could afford to spend \$700 or more per month on housing related costs. Approximately 30% can afford to spend \$900 or more per month.



**Strong survey  
response generated  
information on  
housing  
preferences.**

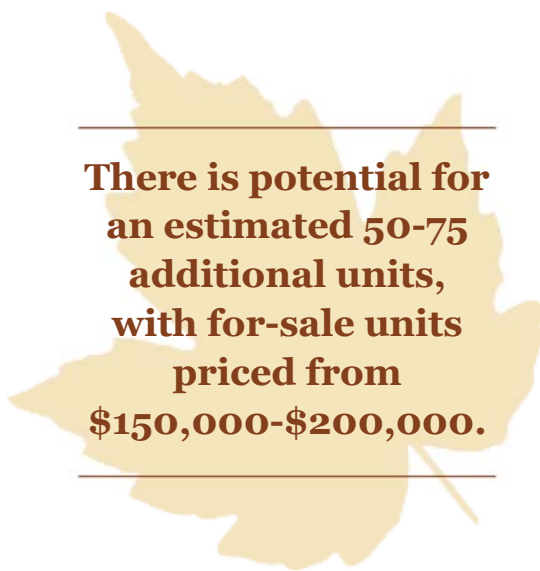
## Quantifying Housing Potential

Future housing demand can be estimated by combining the information gathered in the survey, the economic and demographic information, and information on the current housing market. There are several approaches to arriving at future demand, and by looking at each of these scenarios and then comparing the results, the most reasonable estimate can be determined. Therefore, future demand was estimated using each of the following approaches:

- Demand generated by estimated growth in the number of households living in Monmouth.
- Demand based on the number of workers commuting into Monmouth.
- Demand based on the number of households with sufficient income to purchase a house.
- The desire for new housing expressed in the survey.
- Sales trends and vacancy rates for existing housing units.

Taking all five approaches into account, a reasonable overall estimate of demand is for approximately 50-75 additional units. Given the similar current vacancy rates for rentals and for-sale units, employment opportunities, characteristics of the population, input from realtors, and some rentals converting to for sale units, the mix of new units could be similar to the current ratio of rentals and for-sale units. Income levels and accepted price ranges in the area suggest sales prices of \$150,000-\$200,000.

The success of the City in developing and implementing a comprehensive housing strategy that leverages its assets and overcomes the challenges will significantly impact whether the community realizes the potential for additional housing.



**There is potential for  
an estimated 50-75  
additional units,  
with for-sale units  
priced from  
\$150,000-\$200,000.**

## ***Comprehensive Approach to Planning for Future Housing***

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- Maintain low vacancy rates while allowing for growth and turnover
  - Continue positive trends of increased sales and rising prices
  - Maintain growth in population and jobs
  - Showcase the historic downtown
  - Promote the high quality of life compared to nearby areas
  - Continue support mechanisms for the growing percentage of homeowners
  - Continue to welcome in-migration by young families
  - Move towards higher rents to enable reinvestment in properties
  - Add newer and more modern homes to the housing stock by utilizing land currently available and rehabbing existing housing stock
  - Seek additional land for residential development
  - Improve neighborhood conditions along with perceived school and/or safety issues
  - Revisit property taxes with these changes in place
  - Brand and market the new image of the City with these updates

## Next Steps

The full report accompanying this executive summary discusses the findings of the study in detail and provides a basis for developing a housing strategy. Such a strategic plan should include remedying those challenges that can be addressed and leveraging each asset for maximum benefit. The plan should address multiple housing options and be grounded in Monmouth's unique characteristics. A timeline and prioritizing actions would provide guidance, and metrics should be identified to measure progress. Incentives, funding sources, local regulations, and innovative programs should be investigated. Examples of actions taken in other cities can be found in the full report. CGS is available to assist the City in developing specific strategies to address future housing needs.

