



## CITY OF MONMOUTH COUNCIL MEETING MINUTES



**Date:** Monday, October 5, 2020

**Time:** 6:00 p.m.

**Location:** 100 East Broadway  
Monmouth, Illinois

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### **I. CALL TO ORDER & PLEDGE OF ALLEGIANCE**

Mayor Rod Davies called the meeting to order in the Council Chambers at City Hall, 100 East Broadway at 6:00 p.m. and led the audience in the Pledge of Allegiance to the Flag.

### **II. ROLL CALL**

City Clerk Susan S. Trevor called the roll and those answering **Present were:** Aldermen Justin Thomas, Tony Cook, Alderwoman Twomey (remotely), Aldermen Robert Wells, Juan Pinedo, Dan Heatherly and Alderwoman Mary Kelly **Absent:** Aldermen Brian Daw **Also Present:** Mayor Rod Davies, City Clerk Susan S. Trevor, City Attorney Marcum Spears and Administrator Lew Steinbrecher **Also Present:** Communications Director Ken Helms, Building and Zoning Director Joe Clark, MFD Chief Casey Rexroat, MPD Chief Joe Switzer and Woodard and Curran Public Works Director Andy Jackson

### **III. APPROVAL OF MINUTES**

#### **A. Approval of September 21, 2020 Council Meeting Minutes**

**It was moved by Alderman Cook and seconded by Alderwoman Kelly to approve the September 21, 2020 Council Meeting Minutes as presented. AYE:** Aldermen Thomas, Cook, Alderwoman Twomey (remotely), Aldermen Wells, Pinedo, Heatherly and Alderwoman Kelly **ABSENT:** Alderman Daw **MOTION CARRIED.**

### **IV. PRESENTATION TO THE COUNCIL**

#### **A. Presentations or Citizen Inquiries** (All inquiries are limited to 3 minutes per City Ordinance)

W.I.R.C. Director of Victim Services made a brief presentation to the Council calling attention to the designation of the month of October as Ending Domestic Violence Month. Purple ribbons are being placed in area communities as well as small purple ribbons for people to wear. In addition, she left packages of purple light bulbs for people to place in their outdoor lights to turn on during the month of October. W.I.R.C. is putting information on social media as well as hosting seminars on different forms of domestic abuse. Mayor Davies thanked W.I.R.C. for all the important services that they provide for this area.

#### **B. Consent Agenda**

##### **1. Approval of Bills**

**It was moved by Alderman Heatherly and seconded by Alderman Pinedo to approve the bills as presented. AYE:** Aldermen Cook, Alderwoman Twomey (remotely), Aldermen Wells, Pinedo, Heatherly, Alderwoman Kelly and Alderman Thomas **NAY:** none **ABSENT:** Alderman Daw **MOTION CARRIED.**

## **V. COMMITTEE OF THE WHOLE**

### **A. Building and Zoning September Report – Director Clark**

- ✓ The Department is continuing to field calls on ordinance violations and issuance of building permits.
- ✓ The old Y.M.C.A. north wall was removed down to the row of windows and additionally the parapet wall will also have to be taken down to the roof due to years of neglect.
- ✓ Smithfield has completed the three carport structures and an occupancy permit was issued.
- ✓ J.B.'s Woodshed parapet wall and new windows were installed along with the completion of an H.V.A.C. and electrical upgrade. The work on the outside lower façade and windows will start soon.
- ✓ The Strong Communities Program \$250,000 Grant for abandoned houses and renovations was completed and submitted by the dead line. Director Clark expressed his appreciation to the City's Executive Assistant Jan Helms for all her knowledge and assistance on how to submit the grant funding application.
- ✓ Rental registration letters were sent out to all the landlords on October 1<sup>st</sup>.

### **B. Woodard and Curran August Report – Director Jackson**

- The City Fall Clean-up started today and will go through October 9<sup>th</sup>.
- The Shred Day is scheduled for October 24<sup>th</sup> at the Transfer Station from 9:00 a.m. to Noon.
- There was a significant water main break, which has been repaired, in the 100 block of West Broadway in front of the Courthouse.
- The re-surfacing of the section of East Euclid from North 1<sup>st</sup> Street to North 6<sup>th</sup> Street is getting underway with the finishing of the ADA compliant sidewalk crossings and should be finished next week. Next, they will mill the pavement and resurface the street. The entire project should be finished by the end of October.
- Divers went down in the N.W.W.T.P lagoon and cut the wooden baffle wall and removed it. A new baffle wall, aeration and pump system will be completed before winter.
- The City received notice this week that it was unsuccessful in receiving a 2020 Federal grant for the West Harlem project. The City will resubmit an application next year.

Alderman Kelly asked what the process is for water shutoffs due to the COVID-19 situation as there is a great deal of misinformation and complaints on social media. Director Jackson explained that in addition to bills that are sent each month, door hangers have also been used and notices were put out for customers who had overdue bills during the non-shut-off months to contact the City to set up a payment plan. Most of the customers in this situation did contact the City, but there some who did not and their water was shut off. Alderman Cook wondered if it was possible to bill electronically. Communications Director Helms said there are a number of people who pay through ACH and that it is complicated to set up a totally digital system. Alderman Twomey commented that not all people have access to a computer ether.

## 1. Downtown Sewer Preliminary W & C Engineering Report – Jennifer Anders

Jennifer presented W & C's Preliminary Engineering Report on the Downtown Sewer issues and solutions as follows:

- ❖ The primary area of interest is from South A Street by Strom Center, continuing under South Main Street businesses Bijou Pub and Term City; running under portions of the old Armory and Y.M.C.A and extending to 2<sup>nd</sup> Street and East 1<sup>st</sup> Avenue to finally connect with the East Broadway sewer in the 300 block.
- ❖ USDA was identified as a source of funding and the City met the U.S.D.A. Requirements based on the 2010 Census MHI (minimum household income), which determines funding rates and grant allowances.
- ❖ The main reasons for this project are: 1) These sewer sections convey upstream sanitary and combined flows to the WWTP. 2) Difficult access to the sewer line for repairs. 3) Possibilities for existing building structural issues to cause line collapses. 4) No short-term detention of CSO's to lessen frequency and severity of the CSO's. 5) Original pipes were built in the late 1800's and are way beyond their design life.
- ❖ Existing conditions are: vitrified clay pipe in poor condition, brick sewer that needs structural and infiltration protection, rectangular stone sewer much of which is severely degraded and lack of storage to aid with CSO compliance.
- ❖ The project is divided into four (4) areas with the following recommendations:
  - 1) Replacement of the Vitrified Clay Pipe from South A Street towards Main Street and the brick sewer transition to Center of Main Street in Areas 1 and 2.
  - 2) CIPP line 30 feet of VCP; 240 feet of 30-inch Brick Sewer and 155 feet of 30-inch Stone Sewer in Area 3.
  - 3) Re-route 700 feet of 30-inch Stone Channel Sewer to the North and East and abandon the existing Stone Channel Sewer in Area 4.
- ❖ The project cost is \$2.7M in 2022 dollars. With a \$1M USDA Grant the City's debt service would be \$60,00 per year based on 1.75% for 40 years.

### C. Development Agreement between City of Monmouth and Hy-Vee

Administrator Steinbrecher explained that the Development Agreement between the City and Hy-Vee is in accordance with the term sheet that the Council already approved. It is a performance-based agreement and the rebates to Hy-Vee are predicated on them purchasing the property to renovate it to a grocery store. It will also preserve the tax revenue to all taxing bodies as opposed to having the property decline in value. This agreement calls for Hy-Vee to pay \$15,000 up front to the City to pay towards establishing a TIF District like the one established for Fareway Grocery Store. The payment of the rebate which totals \$1,000,000 or 17-18% of the total cost of the renovation would most likely not begin until 2022. Construction on the renovation would begin in the Spring of 2021 and would be completed by the Fall of 2021. In our estimation, it will take 13 years to generate incremental increases in taxes beyond the current \$73,400 annual tax paid by Shopko. The roof repair is a TIF eligible cost. The Administration is recommending approval of the Development Agreement with Hy-Vee. **It was moved by Alderman Wells and seconded by Alderman Pinedo to approve entering into the Development Agreement with Hy-Vee as presented. AYE:** Alderwoman Twomey (remotely), Aldermen Wells, Pinedo, Heatherly, Alderwoman Kelly, Aldermen Thomas and Cook. **NAY:** none **ABSENT:** Alderman Daw **MOTION CARRIED.**

#### **D. Proposed Amendments to Sidewalk Café Ordinance**

Administrator Steinbrecher explained that as a result of the request for an extension of the outdoor seating license period by Sarah Walters, owner of Market Alley Wines, at the last Council meeting, the Administration reviewed the Sidewalk Café Ordinance and is proposing several amendments. These proposed amendments include expanding the hours of operation; reducing the width of the unobstructed space between the café/outdoor seating and the edge of the sidewalk; specify that outdoor seating areas allow “only one (1)” opening for ingress and egress; expand dates that sidewalk cafes (outdoor seating) may be allowed to operate; allowing barricades to include temporary fencing and inserting a paragraph to allow multiple adjoining businesses to submit a formal request to install permanent fence that can be locked nightly in order to allow for heaters or similar devices subject to Council approval. City Attorney Spears said that he would draft an Ordinance to incorporate the amendments to place on the Agenda for Council’s consideration at the next Council Meeting.

#### **E. MELC 5K Run/Walk**

Natalee Blackford, fundraising chairperson for MELC explained to the Council that MELC would like to host a 5K Fundraiser on November 26<sup>th</sup> from 7:00 a.m. to 10:00 a.m. MELC attached a race route and their COVID-19 Guidelines to their request. The organization has a current Certificate of Liability on file in the Clerk’s office. Chief Switzer stated that the department approved the race route. **It was moved by Alderman Cook and seconded by Alderman Kelly to approve MELC’s request as stated above. AYE:** Aldermen Wells, Pinedo, Heatherly, Alderwoman Kelly, Aldermen Thomas, Cook and Alderwoman Twomey (remotely). **NAY:** none **ABSENT:** Alderman Daw **MOTION CARRIED.**

#### **F. Halloween Trick or Treat Hours**

After discussion, the Council decided it was up to each individual as to whether they wished to participate in Trick or Treating; therefore, **it was moved by Alderman Cook and seconded by Alderman Wells to set the hour of Trick or Treating between 5:30-8:00 p.m. AYE:** Aldermen Wells, Pinedo, Heatherly, Alderwoman Kelly, Aldermen Thomas and Cook **NAY:** Alderwoman Twomey (remotely) **ABSENT:** Alderman Daw **MOTION CARRIED.**

#### **VI. OTHER BUSINESS**

Alderman Wells asked what the procedure was to close an alley. City Attorney Spears responded that all the people whose property adjoined the alley would need to sign off on closing the alley and then he would draw up an ordinance vacating the alley. However, if any of the property owners could not access their garages by closing the alley, it could not be vacated.

#### **VII. ADJOURNMENT**

**It was moved by Alderman Wells and seconded by Alderwoman Twomey (remotely) to adjourn the October 5, 2020 meeting at 7:10 p.m. MOTION CARRIED by unanimous voice vote with the exception of Alderman Daw, who was absent.**

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**Mayor Rod Davies**

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**City Clerk Susan S. Trevor**