



**CITY OF MONMOUTH  
COUNCIL MEETING MINUTES**

**Date:** Tuesday, February 21, 2023      **Time:** 6:00 p.m.      **Location:** 100 East Broadway  
Monmouth, Illinois

---

**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 Susan Twomey, Aldermen Brian Daw, Juan Pinedo, Alderwoman Kelly and Alderman John VanVleet **Absent:** Alderman Jim Conard **Also Present:** City Administrator Lew Steinbrecher, City Clerk Susan S. Trevor City, Attorney Marcum Spears, Building and Zoning Director Joe Clark, Communications Director Ken Helms, MFD Chief Casey Rexroat, MPD Chief Joe Switzer and Woodard & Curran Public Works Director Andy Jackson.

**IV. APPROVAL OF MINUTES**

**A. Approval of February 6, 2022 Council Meeting Minutes**

**It was moved by Alderman Cook and seconded by Alderman VanVleet to approve the February 6, 2023 Council Meeting Minutes as presented. AYE:** Alderman Cook, Alderwoman Twomey, Aldermen Conard, Pinedo, Alderwoman Kelly (remote) and Alderman VanVleet **NAY:** none **PASS:** Aldermen Thomas and Daw **ABSENT:** Alderman Jim Conard **MOTION CARRIED.**

**V. PRESENTATION TO THE COUNCIL**

**A. Presentations or Citizen Inquiries**

**1. Swearing in of New Firefighter Devin Bemowski**

City Clerk Susan Trevor swore in Devin Bemowski as a new firefighter for the Monmouth Fire Department.

**2. Joe Bratcher Presentation**

Mr. Bratcher made a presentation on allowing people to raise chickens on their property in the city as this is not allowed by current ordinance. He stated that the price of eggs has become so expensive and he gave the figures for how much people could save by raising their own chickens to produce eggs. Several Council members expressed their support and the Mayor said that the matter would be looked into.

**B. Consent Agenda**

**1. Approval of Bills**

**It was moved by Alderman Pinedo and seconded by Alderman Thomas to approve the bills as presented. AYE:** Aldermen Thomas, Cook, Alderwoman Twomey, Aldermen Conard, Pinedo, Alderwoman Kelly and Alderman VanVleet **NAY:** none **ABSENT:** Alderman Conard **MOTION CARRIED.**

## V. COMMITTEE OF THE WHOLE

### A. MPD January Report – Chief Switzer

- As Chief, I attended a meeting in Galesburg held for the purpose of informing local departments in our area as to how the reorganization of the ISP is going to affect our area.
- Administrator Steinbrecher and myself attended a demonstration by Axon, which is a company that manufactures tasers and body cameras.
- Julie Richardson, MPD FOIA officer attended a FOIA seminar.
- Several squad cars were serviced during the month.

### B. MFD January Report – Chief Rexroat

- ✚ There were 115 medical calls in the month of January. There has been a definite increase in medical calls responded to by the department.
- ✚ Assistant Chief Spears has been working with the Illinois Fire Service Institute to schedule a Grain Bin Rescue Class. The format has been changed this year from last year's weekday classes to two weekend classes in order to make it possible for more departments to attend. The two classes will be held in August.
- ✚ Captain Craig Cozadd received an Advanced Fire Officer Certification issued by the Illinois Office of the State Fire Marshal. Chief Rexroat received a Chief Fire Officer Certification which is also issued by the IL OSFM. Both certifications require extensive classroom learning along with real world experience.
- ✚ Chief Rexroat attended the last meeting to develop a hazard mitigation plan for Warren County along with 10 area agencies located here in Warren County. The plan was created to determine what natural hazards are most probable in Warren County and ways to handle these hazards to reduce or eliminate property damage and the loss of life.
- ✚ There was an issue with Ladder Truck 40, but it has been fixed.
- ✚ Chief Rexroat applied for grant funding for a new fire engine for the department. The requested amount is for \$825,000 with the City responsible for 5% or \$49,000 of the cost if the grant is received.
- ✚ The heating project has been completed and H & L did a good job.

### C. Approval of the 2023 Yard Waste Contract

Director Jackson explained that this is a 3-year extension of the current Yard Waste Contract with A & G Hauling. Costs were increased in the agreement to allow for fuel cost increases, but remains still a reasonable contract for the services provided. The cost for 2023 is \$39,900 with it increasing to \$48,125 in 2024 and \$57,925 for the final year in 2025. The Administration is recommending approval. **It was moved by Alderman Daw and seconded by Alderman Thomas to approve the 2023 Yard Waste Contract with A & G Hauling. AYE:** Alderwoman Twomey, Aldermen Daw, Pinedo, Alderwoman Kelly, Aldermen VanVleet, Thomas and Cook **NAY:** none **ABSENT:** Alderman Conard **MOTION CARRIED.**

### D. Approval of TIF Term Sheet for 110 W. 6<sup>th</sup> Avenue

Administrator Steinbrecher explained that Dan and Nikki Toops purchased 110 West 6<sup>th</sup> Avenue with plans to rehabilitate the existing building and repurpose it to operate a storage unit rental enterprise and a testing lane/alignment shop business for trucks, buses and salvage title vehicles and have asked for a TIF Rehabilitation Grant for their project. They plan to invest a total of approximately \$350,550 into the land acquisition and rehabilitation of buildings at 110 West 6<sup>th</sup> Avenue. This is a performance-based agreement with no upfront out-of-picket expenses incurred by the City. The Administration is recommending approval of the term sheet defining

the terms of the TIF agreement and upon approval will draft an agreement to bring back to Council for final approval. **It was moved by Alderman VanVleet and seconded by Alderwoman Kelly to approve the TIF Term Sheet for 110 W. 6<sup>th</sup> Avenue. AYE:** Aldermen Daw, Pinedo, Alderwoman Kelly, Aldermen VanVleet, Thomas, Cook and Alderwoman Twomey **NAY:** none **ABSENT:** Alderman Conard **MOTION CARRIED.**

**E. Approval of Demolition Bid for 514 S. C Street**

Director Clark explained that bids were received and opened on February 17<sup>th</sup> at City Hall and Maple City Construction submitted the low bid of \$3,242.00 for the demolition of 514 S. C Street. All utilities have been removed and the asbestos abatement was done earlier and paid for from the Strong Communities Grant. Administration is recommending approval of the above-stated bid. **It was moved by Alderman Daw and seconded by Alderman VanVleet to approve the bid of \$3,242.00 by Maple City Construction for the demolition of 514 S. C Street. AYE:** Alderman Pinedo, Alderwoman Kelly, Aldermen VanVleet, Thomas, Cook, Alderwoman Twomey and Alderman Daw **NAY:** none **ABSENT:** Alderman Conard **MOTION CARRIED.**

**VI. RESOLUTIONS**

**A. Resolution 23-003, Release of Executive Session Minutes**

**It was moved by Alderwoman Twomey and seconded by Alderman Pinedo to approve Resolution 23-003 for the Release and Non-Release of Executive Session Minutes as reviewed by City Administrator Steinbrecher, City Attorney Spears and City Clerk Trevor. AYE:** Alderman Pinedo, Alderwoman Kelly, Aldermen VanVleet, Thomas, Cook, Alderwoman Twomey and Alderman Daw **NAY:** none **ABSENT:** Alderman Conard **MOTION CARRIED.**

**VII. ORDINANCES**

**A. 1<sup>st</sup> Reading**

**1. 23-003, Granting Special Use Variance, Ground Mounted Solar Panels at Y.M.C.A.**

Director Clark explained that the Y.M.C.A. came before the Zoning Board of Appeals to request a variance to be able to place ground mounted solar panels on a 1.25 strip of land behind the Y. No neighboring businesses objected. The Y.M.C.A. feels that they can provide 100% of their power from these solar panels. They are not installing any battery backup. Director Clark explained that currently the City has no solar ordinance in place; therefore, each request is dealt with individually and he has just been charging permit fees for the total project. The ground mounted panels are only being considered for commercial use not residential. After the ensuing discussion, the Council asked to table this request in order to research the issue further and come back to Council with a drafted ordinance to be considered. **It was moved by Alderwoman Twomey and seconded by Alderman Daw to table Ordinance 23-003 in order to conduct research for drafting a Solar Panel Ordinance. AYE:** Alderwoman Kelly, Aldermen VanVleet, Thomas, Cook, Alderwoman Twomey, Aldermen Daw and Pinedo **NAY:** none **ABSENT:** Alderman Conard **MOTION CARRIED.**

**VIII. EXECUTIVE SESSION**

**A. Per Illinois Statute 5ILCS 102/2 to consider Collective Bargaining**

**1. It was moved by Alderman Cook and seconded by Alderman VanVleet to go into Executive Session at 6:40 p.m. to consider Collective Bargaining. AYE:** Aldermen VanVleet, Thomas, Cook, Alderwoman Twomey, Aldermen Daw, Pinedo and Alderwoman Kelly **NAY:** none **ABSENT:** Alderman Conard **MOTION CARRIED.**

**2. It was moved by Alderman Daw and seconded by Alderwoman Twomey to return to Regular Session at 6:50 p.m. AYE:** Aldermen Thomas, Cook, Alderwoman Twomey, Aldermen Daw, Pinedo, Alderwoman Kelly and Alderman VanVleet **NAY:** none **ABSENT:** Alderman Conard **MOTION CARRIED.**

**IX. OTHER BUSINESS**

There was none to consider

**X. ADJOURNMENT**

**It was moved by Alderman Daw and seconded by Alderwoman Twomey to adjourn the February 21, 2023 meeting at 6:50 p.m. MOTION CARRIED by unanimous voice vote with the exception of Alderman Conard, who was absent.**

---

**Mayor Rod Davies**

---

**City Clerk Susan S. Trevor**