

**City Council Meeting Summary 03.02.2020**

*Next City Council Meeting – March 16th at 6:00 P.M.*

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

**1- Presentations Or Citizen Inquiries**

No citizens addressed Council this evening.

**2- Zoning Department Monthly Report – Director Clark**

- The Y.M.C.A. bathhouse mechanical room is nearing completion with most of the windows and an electrical rough-in completed. The pool project is on target for a mid-spring completion.
- Midwest Pet Foods' new cold storage processing and mixing facility has been completed.
- Arby's new location on North Main Street has been making significant progress on the building's construction and is projected to be completed by early spring.
- The Patton Block Drill and Brewpub has completed the electrical rough-in, plumbing, and drywall.
- Strom Center's parapet wall repair and tuck-pointing will start March 9<sup>th</sup>, and the roof replacement will start April 1<sup>st</sup>.

**3- MC Annual Request For Commencement – Street Closure - 7<sup>th</sup> to 9<sup>th</sup> Street**

Monmouth College has requested a road closure on East Broadway from 7<sup>th</sup> Street to 9<sup>th</sup> Street for their Commencement. The Commencement will take place on Sunday, May 17<sup>th</sup>, between the hours of 11:30 A.M. to 2:30 P.M. The college will provide road barriers for the event and will maintain access for homeowners in the affected area.

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

**4- M-R Request for Placement of Banners on Poles**

Ed Fletcher with the Monmouth-Roseville School District addressed City Council on a new project they would like to introduce to Monmouth. MR238 would like to place 5 to 6 customized banners on light poles around the town square that will help promote their sports program and improve school spirit. These banners would be provided at no cost to the municipality. Council discussed the useful life of the banners and their potential size.

No action was taken on this item tonight. City Council will review the possible options that are available and this item will return at a later date.

## **5- Approval Of Term Sheet with Developer for Affordable Housing Development**

*This item is part of a larger project the City has been working towards that includes the addition of 44 residential housing units.*

The City currently owns approximately 7 acres of land to the south of Kimberly Road. This land has been faced with multiple challenges that have hindered economic development. These challenges include lack of available water and sewer utilities, as well as road access and water retention issues.

The housing development project is estimated to be a **6.2 million dollar** private investment that will be at no cost to taxpayers.

The full text of the Term Sheet is available on the [www.cityofmonmouth.com](http://www.cityofmonmouth.com) website.

In summary, the term sheet is as follows:

- **Forty-four** housing units will be developed over two years.
- The developer will finance the surveying, engineering design. The developer will also finance the construction of watermain, sanitary sewer, surface water drainage, and Jackson Street road construction
- The City will establish a TIF district on the parcel to generate new revenues from the site to reimburse the developer for eligible TIF expenses, which would include the construction of public infrastructure.
- The City will donate its currently unimproved 7-acre property, to the developer, to construct infrastructure improvements and affordable multi-family housing units. This will be facilitated by transferring ownership of the three separate tax parcels for \$1.00.
- The developer agrees to pay the City **\$165,000** for the municipal review process that would normally not be paid due to enterprise zone benefits.

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

## **6- Option to Purchase for Housing Development**

*This item is part of a larger project the City has been working towards that includes the addition of 44 residential housing units. This item is also available for public viewing on the cityofmonmouth.com website.*

As part of the current housing development partnership, a purchase option has been drafted between the City and Developer. The purchase option states that the City will sell the 7.25 acres of land to the developer for the sum of \$1.00. **This amount was established during the review of a federal grant application and the scoring system used to determine process.**

The purchase option is dependent on the execution of the development term sheet, which includes an agreement by the developer to pay the City \$165,000 for the municipal review process. The term sheet also states that the developer will design, finance, and build **44** housing units.

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

## **7- Monmouth Downtown Overlay District Discussion**

*This item is part of the on-going downtown revitalization discussions.*

An ordinance was presented for discussion by City Council tonight that would establish a downtown overlay district. This overlay district would prohibit certain business uses from operating within the immediate downtown area. Unless state or local ordinances otherwise restrict them, these business types may operate outside of the downtown area.

Restricted uses would include:

- Dispensaries of adult-use cannabis and CBD
- Tobacco and vape shops
- Tattoo and piercing parlors
- Storage units
- Automotive sales
- Automotive services and body repair enterprises
- Pawnshops
- Title loan or "quick cash" agencies
- Storage yards or staging areas with outdoor operations
- Parking lots for any type of commercial or service vehicles
- Adult entertainment establishments as defined by Section 154.11

City Council discussed the various pros and cons of establishing such a restriction in the downtown. A discussion was also held about the direction the revitalization project has been taken with the move towards retail in the city's downtown. City Council also discussed whether any existing businesses will be impacted by this overlay and it was confirmed that none will be affected.

No action was taken on this item tonight and it will return to City Council at a future meeting.

## **8- Other Business**

No other business was discussed tonight

## **9- Executive Session**

An executive session was held as per Illinois Statute 5ILCS 120/2 to consider employment compensation.

*Report compiled by Ken Helms, City Of Monmouth*

CITY OF MONMOUTH				
Summary of Expenses				
As of February 27, 2020				
	2019-2020	Monthly	YTD	% Expended
	Budget	Expense	Expense	YTD
GENERAL FUND				
Municipal Operations	\$ 1,620,971.00	\$ 144,295.21	\$ 1,400,953.91	86.43%
IT Support	99,796.00	7,206.06	69,936.15	70.08%
Solid Waste	762,110.00	64,361.63	671,977.58	88.17%
Social Security/IMRF	130,000.00	8,548.71	95,358.16	73.35%
Boards & Commissions	5,500.00	1,484.00	4,389.87	79.82%
Police Department	3,346,075.00	187,366.32	2,777,665.92	83.01%
Zoning Department	165,184.00	13,705.51	114,055.95	69.05%
Fire Department	2,315,009.00	108,652.38	2,040,695.33	88.15%
GENERAL FUND	\$ 8,444,645.00	\$ 535,619.82	\$ 7,175,032.87	84.97%
CEMETERY FUND				
	\$ -	\$ -	\$ -	0.00
DEBT SERVICE FUND				
	\$ 2,374,471.00	\$ -	\$ 2,338,864.19	98.50%
MOTOR FUEL TAX FUND				
	\$ 576,000.00	\$ -	\$ 699,502.73	121.44%
LOCAL MOTOR FUEL TAX FUND				
	\$ 213,200.00	\$ -	\$ 131,216.67	61.55%
INTERNAL SERVICE FUND				
	\$ 955,000.00	\$ -	\$ 740,660.05	77.56%
DOWNTOWN FAÇADE				
	\$ 12,510.00	\$ -	\$ 225.00	1.80%
WATER AND SEWER FUND				
	\$ 6,523,642.00	\$ 802,677.91	\$ 5,806,392.94	89.01%
Bond Proceeds (Capital Projects)		\$ -	\$ 38,466.00	
Smithfield \$3 M loan		\$ -	\$ 344,580.17	
REVOLVING LOAN FUND				
	\$ -	\$ -	\$ -	0.00%
HOMESTEAD FUND				
	\$ 10,000.00	\$ -	\$ 153,440.00	1534.40%
TIF DOWNTOWN #1				
	\$ 391,600.00	\$ -	\$ 287,651.48	73.46%
TIF NORTH 6TH #2				
	\$ -	\$ -	\$ -	
This is not a month end report of all funds.				