



## City Council Meeting Summary 03.01.2021

Next City Council Meeting – March 15th, 2021, at 6:00 PM

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

A live-stream of the event is shown on the @cityofmonmouth Facebook page

### 1– Presentations or Citizen Inquiries

Mike Sheid and Janet Sheid of the Tin Cup wished to thank City Council, Mayor, and staff for their efforts to help them establish and grow their business. Sheid also expressed his gratitude for the City's actions during the State-imposed COVID-19 restrictions, which allowed them to continue to operate during the challenging times. Mayor and Council thanked the Sheids for their continued support and investment in the community.

*A full recording of Mr. Sheid's comments may be found on the @cityofmonmouth Facebook page under the City Council Livestream video.*

### 2- ICS Request to vacate the 200 Block of West Archer Avenue

This item was pulled from the agenda upon request by the City Council to gather additional information before any action may be taken.

### 3- Building and Zoning Monthly Report – Director Clark

- Buffalo 67 continues work on its interior renovation and has a soft-opening date of mid-April
- JB's Woodshed will continue façade work as soon as the weather maintains a consistent temperature above 50 degrees
- The new self serve fuel pump at the airport will begin operation after a fire marshal inspection early this month
- Airport hangar construction will start as soon as final Illinois Department of Aviation approval is granted

### 4- Request for reserved Parking Space – NW Quadrant – Stanton Insurance

Stanton Insurance (96 Public Square) has requested a reserved parking space in the North West quadrant of the square to be used for customer parking. Alderman Daw spoke to Council on the need to examine how permanently reserved parking requests should be studied for their potential impact on other businesses on the town square. City Council also discussed how the temporary sign that was previously granted to the Patton Block and Grill is only used when other companies in the NW quadrant are closed and how this differs from the current request.

This item will be revisited by City Council after additional information is gathered.

### 5- Approval of RFP for City-Owned Property – 200 Block of East Jackson

This item was added to the agenda in a clerical error and was intended to be part of item number 8.

### 6– Application for Downtown TIF Commercial Building Rehabilitation Grant – 227 South Main Street

*This item utilizes TIF (Tax Increment Financing) benefits regulated by the State of Illinois statute and may only be used for economic development purposes. No general fund revenues are being used.*

Robbins and Treat, LLC has been renovating the former Term City building at 227 South Main Street. During the building's renovation, it has become apparent that the existing HVAC and electrical systems in the building are not able to function with the improvements adequately. The building owners would like to install multiple HVAC units to accommodate the additional office space and a new electrical service to accommodate the extra load.

The total project cost is estimated to be \$40,684, of which 30% is eligible for the Downtown Building Rehabilitation Grant.

A motion was made to approve the rehabilitation grant for **\$9,100.37** and was **approved**.

#### **7- Term Sheet Agreement with Land Management Partners – 721 North Main Street**

*This item utilizes TIF (Tax Increment Financing) benefits regulated by the State of Illinois statute and may only be used for economic development purposes. No general fund revenues are being used.*

LMP would like to rehabilitate the existing building at 721 North Main Street into a modern business office. The total project cost is estimated to be **\$439,700**, of which **\$329,700** is estimated to be TIF-eligible expenses that would qualify for a performance-based rebate.

After the parcel is finalized, the current amount of property tax being collected will continue to go to all taxing bodies and will not be reduced. Additional revenues that are generated by the TIF district will then be used to reimburse for the rebate.

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

#### **8- Ordinance 21-006, Authorizing Sale of Property – 200 Block of East Jackson Avenue**

*This item is part of a long-term economic development initiative that involves bringing multiple housing developments to the City. This item utilizes TIF (Tax Increment Financing) benefits regulated by the State of Illinois statute and may only be used for economic development purposes. No general fund revenues are being used.*

At a previous City Council meeting, a request for proposal was made for qualified developers to purchase and develop the approximate 7 acres of publicly owned land in the 200 block of East Jackson Avenue.

Monmouth Townhomes, LP responded to the RFP with the following terms

- The total development cost is estimated to be **\$13,239,393**
- **44 units will be constructed**
- 10 two-bedroom units, 20 three-bedroom, and 14 four-bedroom units
- Each unit includes a one-car garage and one-car driveway
- Additional amenities include a washer and dryer in every unit
- The development will feature a community playground
- A clubhouse will be part of the development
- Construction of the buildings will be wood-framed and slab-on-grade
- **The developer will pay \$183,000 to the City Of Monmouth for the development review and administration process.** Administrative review fees are typically waived for parcels in the enterprise zone, but due to this project's requirements, they are being assessed in this instance.

- In order for the developer to achieve a **higher project score** on additional State and Federal programs, the City will sell the land to Monmouth Townhomes, LP, for \$1.00. The current fair market value of the parcel is \$183,000.
- The developer will finance the survey, engineering design, and construction of the water main, sewer, and surface drainage required for the site.

As this parcel will reside in a TIF district, it does qualify for a performance-based real estate rebate. The current amount of property tax being collected will continue to go to all taxing bodies and will not be reduced. The additional revenue generated after the development is constructed will be set aside in a restricted-use TIF fund that is governed by the State of Illinois statute. Under the terms of this agreement, 95% of the **additional** property taxes will be rebated to the developer for applicable costs associated with construction for the TIF district's life.

*A full copy of the RFP and agreement may be found on the [www.cityofmonmouth.com](http://www.cityofmonmouth.com) website under files for City Council. A motion for approval was made and was **approved**.*

**9- Ordinance 21-007, Authorizing the Execution of a TIF District Redevelopment Agreement between the City Of Monmouth, Warren County, and Monmouth Townhomes, LP**

*This item is part of a long-term economic development initiative that involves bringing multiple housing developments to the City. This item utilizes TIF (Tax Increment Financing) benefits regulated by the State of Illinois statute and may only be used for economic development purposes. No general fund revenues are being used.*

This item is a follow-up to Item #8, which is creating a new TIF district and selling publicly owned land to develop a 44 unit housing complex. The redevelopment agreement outlines all the items from RFP and states that the maximum eligible reimbursement for the project is \$5,244,000. Refund of the eligible expenses will only come from additional property taxes that the parcel generates, and no general fund or other operating capital will be used for the reimbursement.

*A full copy of the 38-page document may be found on the [www.cityofmonmouth.com](http://www.cityofmonmouth.com) website under files for City Council.*

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

**10- Executive Session**

Per Illinois Statute 5 ILCS 120/2 to consider Collective Bargaining Negotiations. No action was taken upon return to normal session.

**11- Other Business**

No other business was discussed tonight.

*Report compiled by Ken Helms, City of Monmouth*

|  |                 |               |                 |            |
|--|-----------------|---------------|-----------------|------------|
| CITY OF MONMOUTH                             |                 |               |                 |            |
| Summary of Expenses                          |                 |               |                 |            |
| As of February 25, 2021                      |                 |               |                 |            |
|  | 2020-2021       | Monthly       | YTD             | % Expended |
|  | Budget          | Expense       | Expense         | YTD        |
| <b>GENERAL FUND</b>                          |                 |               |                 |            |
| Municipal Operations                         | \$ 1,540,479.00 | \$ 135,365.34 | \$ 1,130,651.25 | 73.40%     |
| IT Support                                   | 101,046.00      | 6,425.81      | 65,224.78       | 64.55%     |
| Solid Waste                                  | 817,512.00      | 62,574.90     | 634,394.33      | 77.60%     |
| Social Security/IMRF                         | 123,000.00      | 7,821.61      | 87,216.59       | 70.91%     |
| Boards & Commissions                         | 5,500.00        | -             | 1,399.04        | 25.44%     |
| Police Department                            | 3,533,670.00    | 188,446.86    | 2,778,812.18    | 78.64%     |
| Zoning Department                            | 134,800.00      | 28,731.46     | 83,340.29       | 61.83%     |
| Fire Department                              | 2,498,343.00    | 106,610.34    | 2,068,312.45    | 82.79%     |
| GENERAL FUND                                 | \$ 8,754,350.00 | \$ 535,976.32 | \$ 6,849,350.91 | 78.24%     |
| <b>CEMETERY FUND</b>                         |                 |               |                 |            |
| CEMETERY FUND                                | \$ -            | \$ -          | \$ 400.00       | 0.00       |
| <b>FIRE TRUCK RESERVE</b>                    |                 |               |                 |            |
| FIRE TRUCK RESERVE                           | \$ 295,000.00   | \$ -          | \$ 366,309.21   | 124.17%    |
| <b>DEBT SERVICE FUND</b>                     |                 |               |                 |            |
| DEBT SERVICE FUND                            | \$ 2,295,610.00 | \$ -          | \$ 2,320,495.41 | 101.08%    |
| <b>MOTOR FUEL TAX FUND</b>                   |                 |               |                 |            |
| MOTOR FUEL TAX FUND                          | \$ 410,000.00   | \$ -          | \$ 456,110.05   | 111.25%    |
| <b>LOCAL MOTOR FUEL TAX FUND</b>             |                 |               |                 |            |
| LOCAL MOTOR FUEL TAX FUND                    | \$ 150,000.00   | \$ -          | \$ 33,920.90    | 22.61%     |
| <b>INTERNAL SERVICE FUND</b>                 |                 |               |                 |            |
| INTERNAL SERVICE FUND                        | \$ 1,011,160.00 | \$ -          | \$ 757,701.80   | 74.93%     |
| <b>DOWNTOWN FAÇADE</b>                       |                 |               |                 |            |
| DOWNTOWN FAÇADE                              | \$ 15,000.00    | \$ -          | \$ 12,217.85    | 81.45%     |
| <b>WATER AND SEWER FUND</b>                  |                 |               |                 |            |
| WATER AND SEWER FUND                         | \$ 5,990,892.00 | \$ 657,567.29 | \$ 5,724,484.94 | 95.55%     |
| Bond Proceeds (Capital Projects)             |                 | \$ -          | \$ 1,148,844.91 |            |
| Smithfield \$10.6 M loan                     |                 | \$ 559,339.14 | \$ 4,982,905.39 |            |
| <b>REVOLVING LOAN FUND</b>                   |                 |               |                 |            |
| REVOLVING LOAN FUND                          | \$ -            | \$ -          | \$ -            | 0.00%      |
| <b>HOMESTEAD FUND</b>                        |                 |               |                 |            |
| HOMESTEAD FUND                               | \$ 10,000.00    | \$ -          | \$ -            | 0.00%      |
| <b>CDAP HOUSING GRANT</b>                    |                 |               |                 |            |
| CDAP HOUSING GRANT                           | \$ -            | \$ -          | \$ 62,235.00    | 0.00%      |
| <b>TIF DOWNTOWN #1</b>                       |                 |               |                 |            |
| TIF DOWNTOWN #1                              | \$ 230,200.00   | \$ -          | \$ 163,361.41   | 70.96%     |
| <b>TIF NORTH 6TH #2</b>                      |                 |               |                 |            |
| TIF NORTH 6TH #2                             | \$ 48,000.00    | \$ -          | \$ 7,694.35     | 16.03%     |
| This is not a month end report of all funds. |                 |               |                 |            |