

City Council Meeting Summary 07.15.2019

Next City Council Meeting – July 29th, 2019 at 6:00 PM

Official Minutes available at www.cityofmonmouth.com

Public Hearing for West 11th Avenue/Highways 34/67 Business District Plan

No public comments or presentations were heard by City Council tonight.

1- Presentations Or Citizen Inquiries

No presentations or Citizen Inquiries were heard by City Council tonight.

2- Monmouth Fire Department Monthly Report – Chief Rexroat

- Firefighters attended the “Meet Our Heroes” event that was held at the Warren County Library for children. Police Officers and Firefighters talked to the kids about what life as a firefighter is like and highlighted their equipment. Firefighters also read books to the children.
- Firefighters provided fire extinguisher training to the employees at Legacy Estates.
- The Fire Department attended the Healthy Kids Day event that was held at Sunny Lane Field in conjunction with the Warren-Henderson County Relay For Life. The firefighters provided a truck for the “touch a truck” portion of the event and helped to set up a landing zone for the helicopter that was brought in for the event.
- Pink Heals of Western Illinois stopped by the department to take a tour of the building and to promote their program. Pink Heals is a program that partners with Public Safety, local businesses, and families to bring a community together to make the art of giving personal again. <http://www.pinkfiretrucks.org/>



3- Monmouth Police Department Monthly Report – Chief Switzer

- The department provided Active Shooter response training to the Henderson County Sheriff's Office.
- The department, along with the West Central Drug Task Force opened three separate methamphetamine cases in Monmouth.
- During June and the first part of July, MPD conducted grant-funded patrols focusing on seat belt usage and cell phone usage. A total of 18 seat belt violations were cited, and ten cell phone usage violations were cited.
- Ofc. Marlon Williams represented MPD at the American Cancer Society's Cancer Walk.

4- 2019 MFT Street Bid Project – Director Jackson

The City collected sealed bids for this year's street improvement project today. Two companies responded to the advertisement for resurfacing of **2.2 miles** of road. Also included in the scope were improvements required to meet ADA requirements.

- Brandt Construction of Milan, Illinois submitted a bid for **\$955,187.50**
- Gunther Construction of Galesburg, Illinois submitted a bid for **\$1,237,275.75**
- Both bids exceeded engineering cost estimates of **\$750,000**

On account of the low bid still exceeding the project allotment by over **35%**, the City is now faced with either deciding to trim the project down to meet the budgetary constraints or to solicit for a rebidding which would have additional costs involved and has the potential to cause further delay. City Administration will review the options, and this item will return at the next City Council meeting.

5- Preliminary Engineering Report on USDA Downtown Sewer Project – Jennifer Anders

In Monmouth's downtown area, the sewer infrastructure is approximately **120** years old. Infrastructure failure, sub-par performance, and EPA mandated runoff mitigation has necessitated capital planning. City staff has recommended the option of pursuing low-interest USDA loan monies. USDA loans of this type feature a grant component which would **forgive** between 40% to 75% of the total loan amount.

Preliminary engineering is required before the City can apply for the loan since the USDA requires this information on all applications. The cost for this project is **\$40,000** and is a planned expense.

City Administration is recommending that Woodard and Curran, Monmouth's primary public works engineer, be awarded the contract for engineering.

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

6- Design Change on Electrical Equipment at Smithfield Pre-Treatment Plant – Jennifer Anders

**This item is part of an on-going project involving improvements at the pre-treatment facility. Monmouth's wastewater treatment facility features a pre-treatment plant that is used to reduce the organic byproduct to acceptable levels for intake into the main facility. Smithfield Foods is the sole*

user of this plant and they are responsible for all costs associated with the operation, maintenance, and capital improvements.

During the initial capital improvement plan for the pre-treatment facility, costs and planning associated with moving a section of electrical equipment were left out. The omission of this section of the project was intentional due to potential economic development associated with the biogas system where the components are housed. Unfortunately, the potential project was sidelined due to very long cost recovery on the investment. The design change being brought before the Council now includes moving an electrical subsystem into the new control building.

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

7- SBA Cell Tower Lease Buyout – Director Helms

Monmouth currently holds multiple land lease agreements for public property. These agreements allow for the placement of small cell phone towers either on the land or co-located on existing infrastructure. In the past two years, the City has been approached by companies wishing to purchase one of our existing leases for a tract of land next to our South water tower. The parcel currently holds a small 80-foot monopole tower and a warning siren. After long negotiations with companies wishing to convert the lease to an easement, the administration has settled upon a lump sum of **\$291,000**. If this buyout option is approved, the City will receive a one-time payment which will be used for much-needed capital improvement.

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

8- Ordinances

A. Establishing the West 11th Avenue/U.S. Highways 34/67 Business District and Accompanying Business District Plan

**This item is part of the on-going Love's development project.*

The City would like to establish a business district in the area of West 11th and Hwy 34 to encourage business development in the area. To facilitate this development, water and sewer extensions must be built, and road resurfacing is also needed to accommodate the higher traffic that would accompany commercial growth in the area. Infrastructure shortcomings in both utility extensions and road conditions have led blighted conditions which are hindering current growth. The establishment of a business district will allow for special taxing on the parcel, which will act as a funding mechanism for the needed improvements.

A public meeting was held tonight for the Business District Plan where any concerns with the plan were addressed. The business district plan will also continue to be available at www.cityofmonmouth.com.

A motion for the adoption of the ordinance was made and was **approved**.

B. Imposing Sales Tax in the Love's Business District

** This item is part of the on-going Love's development project*

The parcel that Love's Truck Stops will develop currently does not have utility extensions and the road which will be used for access is not able to facilitate the additional traffic. Monmouth's finances are not currently able to fund an investment of the size needed to accommodate Love's. To proceed with development, Love's has offered to finance the infrastructure improvements. To recover costs associated with this investment, Monmouth will impose a 1% sales tax on **ONLY** the West 11th Avenue business district. No other sales tax will be adjusted outside of the business district.

A motion was made for the adoption of the ordinance and was **approved**.

C. Amending the Composition of the MPD

The Police Department has requested the ordinance detailing their organizational makeup to be revised to better reflect their current and future staffing levels. After the change, the current structure will be:

Chief of Police, one Captain, one Lieutenant, four Sergeants, not more than thirteen officers, one animal control officer, one confidential secretary, seven full-time dispatchers, one full time Leads coordinator, and four part-time dispatchers.

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

D. Annexation Petition for Love's Truck Stop

** This item is part of the on-going Love's development project.*

To benefit from tax incentives and to facilitate needed utility extensions, road improvements, and the recovery of the costs associated with this project, Love's has requested to annex within City limits. The annexation of this parcel is at the request of the parcel owner and is not a forced annexation.

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

E. Amending Chapter 115, Class IV Number of Liquor Licenses

At last week's City Council Meeting, a request was made from Niko Aliu, the current owner of Maplecity Restaurant to open a drive-through convenience store in the former Hardee's building on North Main Street. To provide a wide range of products to their customers, a class IV liquor license has been requested. A class IV license allows for the sale of packaged liquor and does not allow the placement of gaming machines. A motion for approval was made at last week's meeting and did not pass on first reading due to a lack of super majority. The item now requires a second reading to be performed for approval tonight.

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

7- Executive Session & Other Business

No executive session was held and no other business was discussed.

Report compiled by Ken Helms, City Of Monmouth

CITY OF MONMOUTH				
Summary of Expenses				
As of July 10, 2019				
	2019-2020	Monthly	YTD	% Expended
	Budget	Expense	Expense	YTD
GENERAL FUND				
Municipal Operations	\$ 1,620,971.00	\$ 67,837.09	\$ 406,191.40	25.06%
IT Support	99,796.00	2,653.99	19,875.91	19.92%
Solid Waste	762,110.00	123,890.66	214,970.49	28.21%
Social Security/IMRF	130,000.00	-	22,165.50	17.05%
Boards & Commissions	5,500.00	-	645.46	11.74%
Police Department	3,346,075.00	39,881.82	493,770.68	14.76%
Zoning Department	165,184.00	1,872.40	22,279.63	13.49%
Fire Department	2,315,009.00	26,634.51	367,717.27	15.88%
GENERAL FUND	\$ 8,444,645.00	\$ 262,770.47	\$ 1,547,616.34	18.33%
CEMETERY FUND				
	\$ -	\$ -	\$ -	0.00
DEBT SERVICE FUND				
	\$ 2,374,471.00	\$ -	\$ 435,642.61	18.35%
MOTOR FUEL TAX FUND				
	\$ 576,000.00	\$ -	\$ 12,345.44	2.14%
LOCAL MOTOR FUEL TAX FUND				
	\$ 213,200.00	\$ -	\$ -	
INTERNAL SERVICE FUND				
	\$ 955,000.00	\$ -	\$ 151,744.65	15.89%
DOWNTOWN FAÇADE				
	\$ 12,510.00	\$ -	\$ -	0.00%
WATER AND SEWER FUND				
	\$ 6,523,642.00	\$ 478,943.04	\$ 1,365,750.62	20.94%
Bond Proceeds (Capital Projects)				
Smithfield \$3 M loan		\$ -	\$ 26,466.00	
		\$ 69,740.00	\$ 218,615.54	
REVOLVING LOAN FUND				
	\$ -	\$ -	\$ -	0.00%
HOMESTEAD FUND				
	\$ 10,000.00	\$ -	\$ -	0.00%
TIF DOWNTOWN #1				
	\$ 391,600.00	\$ -	\$ 61,056.39	15.59%
TIF NORTH 6TH #2				
	\$ -	\$ -	\$ -	
This is not a month end report of all funds.				