



**CITY OF MONMOUTH
COUNCIL MEETING MINUTES**



Date: Monday, April 5, 2021

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 Twomey, Aldermen Brian Daw, Jim Conard, Juan Pinedo, Dan Heatherly and Alderwoman Mary Kelly **Also Present:** Mayor Rod Davies, City Clerk Susan S. Trevor, City Attorney Marcum Spears, Administrator Lew Steinbrecher, Woodard and Curran Public Works Director Andy Jackson, Communications Director Ken Helms, Building and Zoning Director Joe Clark, MFD Chief Casey Rexroat and MPD Chief Joe Switzer **Members of the Press:** Jane Carlson, Register Mail

III. APPROVAL OF MINUTES

A. Approval of March 15, 2021 Council Meeting Minutes

It was moved by Alderwoman Kelly and seconded by Alderman Cook to approve the March 15, 2021 Council Meeting Minutes as presented. AYE: Aldermen Thomas, Cook, Alderwoman Twomey, Aldermen Daw, Conard, Pinedo, Heatherly and Alderwoman Kelly **NAY:** none **MOTION CARRIED.**

IV. PRESENTATION TO THE COUNCIL

A. Presentations or Citizen Inquiries

1. Hewitt Stegall addressed the Council with several concerns. He expressed concerns in several areas regarding the use of TIF for blighted areas. He felt the use of TIF for the new housing development was going to place a burden on taxpayers. He stated that he has requested a list of City owned properties and has been unable to obtain one. City Clerk Trevor stated that if h would submit a FOIA request that she would provide him with a list. Mr. Stegall said that he has offered to help with TIF and has not been able to determine when the TIF District Committee meets in order to attend. Alderwoman Kelly answered that all TIF Committee meeting dates and times are posted publicly. Mayor Davies thanked Mr. Stegall for his expressing his concerns.

B. Consent Agenda

1. Approval of Bills

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

V. COMMITTEE OF THE WHOLE

A. Woodard and Curran February Report – Director Jackson

- Yard waste pick-up began the 1st of April.
- The City-wide cleanup will be the week of May 3 through the 7th.
- The City will also hold a “shred day” on May 22nd from 9:00 a.m. to Noon at the Transfer station.
- The IEPA inspection of the water plants took place on March 24th and no significant issues were noted.
- Roger Blackman will retire on April 30th and Mr. Nelson, who will assume Roger’s duties, started on March 22nd to work with Roger to familiarize himself with the City facilities.
- Repairs to the street, curb and sidewalk in front of the Tin Cup at 226 S. Main Street were completed as a result of a water main leak.
- Several annual reports were submitted to the IEPA including the annual report for the well monitors of the old landfill.

In response to Alderwoman Kelly’s inquiry as to whether there would be an MFT funded re-surfacing of City streets this summer, Director Jackson said that it would depend on the revenues available and the price of asphalt material.

B. Building and Zoning March Report – Director Clark

- ✓ The department continues to issue building permits and respond to ordinance violations and track ongoing projects.
- ✓ J. B.’s Woodshed TIF project should be finished with the completion of the masonry work the latter part of this week.
- ✓ Work on the Strong Communities Grant is continuing with two properties submitted to the SCP for pre-approval prior to demolition to ensure funds expended would be reimbursed. These two properties were 925 S. D Street and 700 South 2nd Street, which have been put out for bids.
- ✓ At present, the City is awaiting to be notified if they have been approved for the \$75,000 requested through the Abandoned Property program.

C. Approval of Demolition Bids for 925 South D Street and 700 South 2nd Street

Director Clark explained that two bids were received for the two properties stated above and were opened on March 26th at 4:00 p.m. at City Hall. The low bid for 925 South D Street was submitted by Brown Excavating for \$8,994.00 and the low bid for 700 South 2nd Street was submitted by Brown Excavating for \$7,780.00. The Administration is recommending approval of the two low bids submitted by Brown Excavating. **It was moved by Alderwoman Kelly and seconded by Alderman Thomas to approve the bids of \$8,994.00 for the demolition of 925 South D Street and \$7,780.00 for the demolition of 700 South 2nd Street as submitted.**

AYE: Alderwoman Twomey, Aldermen Daw, Conard, Pinedo, Heatherly, Alderwoman Kelly, Alderman Thomas. **NAY:** Alderman Cook **MOTION CARRIED.**

D. Purchase Agreement to Sell City-Owned Lot at 1003 South B Street

Director Clark explained that Vielca Garcia has offered \$3,500.00 for the City owned vacant lot located at 1003 South B Street. The Administration is recommending approval of the purchase agreement with Vielca Garcia. **It was moved by Alderman Cook and seconded by Alderman Pinedo to approve the purchase agreement with Vielca Garcia for the sale of the vacant City-owned lot located at 1003 South B Street.** **AYE:** Aldermen Daw, Conard, Pinedo, Heatherly, Alderwoman Kelly, Aldermen Thomas, Cook and Alderwoman Twomey **NAY:** none **MOTION CARRIED.**

E. Building Rehabilitation Program Grant Applications

1. 105-111 N. Main Street

Administrator Steinbrecher explained that Mr. Steve Shimmin, who is the owner of this property would like to make a number of improvements to the exterior of this building with a total cost of \$36,070.26. As the building is within the Downtown TIF District, the project would qualify for a 30% reimbursement or \$10,825.00 under the Commercial Building Rehabilitation Grant Program.

2. 208 South Main Street

According to Administrator Steinbrecher, Mr. Jason Robbins, the owner of this property, submitted an application under the Commercial Building Rehabilitation Grant Program for the use of TIF funding. He is planning to make over \$570,000.00 of improvements to his property of which \$354,164 would qualify for TIF eligible expenses with a 30% or \$106,250 reimbursement to Mr. Robbins for his building rehabilitation project.

The Administration is recommending approval of both Grant Applications as stated above. **It was moved by Alderman Heatherly and seconded by Alderwoman Kelly to approve the reimbursement of TIF funds in the amount of \$10,825.00 for the rehabilitation of the 105-111 N. Main Street building and \$106,250 partial reimbursement of TIF funds for the rehabilitation of the 208 S. Main Street building. AYE:** Aldermen Conard, Pinedo, Heatherly, Alderwoman Kelly, Aldermen Thomas, Cook, Alderwoman Twomey and Alderman Daw **NAY:** none **MOTION CARRIED.**

F. Electric Scooters Ordinance and Bird Rides, Inc. Scooter Memo of Understanding

Administrator Steinbrecher explained Bird Rides approached the City about the possibility of placing 25 electric scooters in town. They are looking for a local entrepreneur to daily pick up scooters and charge them. After previous discussion with Council and Chief Switzer, City Attorney Spears drafted an Ordinance to regulate electric scooters within the City and which will be on the Agenda for the April 19th meeting. The City has received a Memo of Understanding from Bird Rides. The Administration is asking Council approval to authorize the Mayor to enter into this Memo of Understanding with Bird Rides. **It was moved by Alderman Daw and seconded by Alderman Cook to authorize the Mayor to enter into a Memo of Understanding with Bird Rides as presented. AYE:** Aldermen Pinedo, Heatherly, Alderwoman Kelly, Aldermen Thomas, Cook, Alderwoman Twomey, Aldermen Daw and Conard **NAY:** none **MOTION CARRIED.**

VI. EXECUTIVE SESSION

A. Per Illinois Statute 5 ILCS 120/2 to consider Employee Compensation

1. It was moved by Alderman Cook and seconded by Alderwoman Twomey to go into Executive Session at 6:30 p.m. to consider Employee Compensation. AYE: Alderman Heatherly, Alderwoman Kelly, Alderman Cook, Alderwoman Twomey, Aldermen Daw, Conard and Pinedo **RECUSE:** Alderman Thomas **NAY:** none **MOTION CARRIED.**

2. It was moved by Alderwoman Kelly and seconded by Alderman Cook to return to Regular Session at 7:35 p.m. AYE: Alderwoman Kelly, Aldermen Thomas, Cook, Alderwoman Twomey, Aldermen Daw, Conard, Pinedo and Heatherly **NAY:** none **MOTION CARRIED.**

VII. OTHER BUSINESS

There was none to be considered.

VIII. ADJOURNMENT

It was moved by Alderman Heatherly and seconded by Alderman Daw to adjourn the April 5, 2021 meeting at 7:35 p.m. MOTION CARRIED by unanimous voice vote.