



**CITY OF MONMOUTH
COUNCIL MEETING MINUTES**

Date: Monday, June 7, 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 Susan Twomey, Aldermen Brian Daw, Jim Conard, Juan Pinedo, Alderwoman Mary Kelly and Alderman John VanVleet **Also Present:** Mayor Rod Davies, City Clerk Susan S. Trevor, City Administrator Lew Steinbrecher, City Attorney Marcum Spears, 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 May 17, 2021 Council Meeting Minutes

It was moved by Alderman Conard and seconded by Alderman Cook to approve the May 17, 2021 Council Meeting Minutes as presented. AYE: Alderman Cook, Alderwoman Twomey, Aldermen Conard, Pinedo, Alderwoman Kelly and Alderman VanVleet **NAY:** none **PASS:** Aldermen Thomas and Daw **MOTION CARRIED.**

IV. PRESENTATION TO THE COUNCIL

A. Presentations or Citizen Inquiries

1. Mark Richardson, 112 North B Street, stated that he is against the Ordinance that allows for the permanent closing of the 200 block of West Archer. He said that he met with Chris Gavin, an ICS Board member and offered other options such as a skywalk. Mark further stated that a “no vote” will not stop the project. He also talked with Warren County Sheriff Edwards, who said that there would be a slight increase in response times for the County. Mark concluded with saying that he felt this street closure would benefit only ICS and not the community; therefore, he was asking the Council to please vote no on the Ordinance establishing the permanent closure of the 200 block of West Archer.

2. Presentation of Officer Awards

MPD Chief Switzer presented officer awards recognizing outstanding service by two officers. A Certificate of Commendation was presented to Officer Jesse Hall and a Life Saving Award was presented to Officer A.J. Cox.

B. Consent Agenda

1. Approval of Bills

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

V. COMMITTEE OF THE WHOLE

A. United Way/Smithfield Foods/MC Art Department/BCCA Hispanic Heritage Festival

Jeannie Weber, Executive Director of United Way, on behalf of the above-mentioned businesses and organizations, presented a request to have the use of the City owned parking lot commonly referred to as the “tie lot” for a Hispanic Heritage Festival to be held on September 18, 2021 from 5:00 p.m. to 10:00 p.m. This is to be the first of several multi-cultural festivals. The surrounding businesses have been contacted and are in favor of the event. There will be around five vendors, music and cultural exhibits. Attendance will be held to around 200-300 people. **It was moved by Alderman Daw and seconded by Alderwoman Twomey to allow the organizers to hold their Hispanic Heritage Festival on September 18th in the City parking lot to the North of City Hall. AYE:** Alderwoman Twomey, Aldermen Daw, Conard, Pinedo, Alderwoman Kelly, Aldermen VanVleet, Thomas and Cook **NAY:** none **MOTION CARRIED.**

B. Building and Zoning May Report – Director Clark

- ✓ The department is continuing to only conduct rental inspections based on complaints.
- ✓ First Methodist Church has completed foundations and some infrastructure.
- ✓ The Tin Cup Express opened on North Main Street.
- ✓ Dame Fine Coffee’s new permanent structure is completed.
- ✓ Buffalo 67 completed all major renovations, but has a couple of minor issues to be completed before receiving a Certificate of Occupancy. They are hoping to open for indoor dining on the 15th of June.
- ✓ Demolition for 925 S. B Street and 700 S. 2nd Street has been scheduled and is currently waiting for the abatement on asbestos.

C. Woodard and Curran April Report – Director Jackson

- I met last week with representatives from LRS to set boundaries on the Transfer Station and they conducted a Phase I appraisal of the equipment to be given to the City Attorney for review to include in the purchase agreement. This brings the process close to being able to present the purchase agreement to Council for approval.
- The department repaired a water main break on West Broadway.
- Ken Helms and I met with the City’s SCADA team on the American Water Resiliency Act and the cyber security issues with our SCADA system. The report is due on June 30th. The report will probably show that our SCADA system is not up to current standards as it is an old system.
- The City has applied for \$550,000 CDBG Grant as well as applying for a STAG Grant for \$400,000 through Senator Durbin’s office for the West Harlem water main project. Hopefully, by the end of the summer the City should receive notification about the STAG Grant.
- In addition to the afore-mentioned grants, the City will re-apply for a \$1.2 million grant from the Federal Rebuild American Sustainability Program. This grant will supplement the West Harlem road project after the water main installation has been completed.

D. Discussion for Refunding Series 2006 bonds and Issuing Series 2021B GOB Bond

Administrator Steinbrecher explained this opportunity to refinance our 2006 GOB Bonds at a lower interest rate had been briefly mentioned earlier and has been estimated to save the City 1.2 to 1.7 million dollars over the next few years. It has also been identified through the pending sale of the transfer station that potentially there can be between \$275,000 and \$325,000 savings in freed expenses that can be used to support between 4-5 million-dollar GOB bonds. The low interest rates on the 2021 GOB bonds can also be used to help levy additional grant funds for infrastructure needs. The Administration is asking the Council to authorize the Mayor and me to negotiate on re-financing the 2006 GOB Bonds. **It was moved by Alderman Cook and seconded by Alderwoman Twomey to authorize the Mayor and City Administrator to negotiate on re-financing the 2006 GOB Bonds. AYE:** Aldermen Daw, Conard, Pinedo, Alderwoman Kelly, Aldermen VanVleet, Thomas, Cook and Alderwoman Twomey **NAY:** none **MOTION CARRIED.**

E. Discussion of Field's Downtown Pushcart Locations

City Attorney Spears explained that the Ordinance for Mobile Food Vendors included pushcarts; therefore, it didn't need to be amended. According to City Clerk Trevor, Mr. Schonfelder had indicated that his preferred locations would be next to Market Alley in the Southeast Quadrant of the Square and next to Pattee Plaza in the Southwest quadrant of the square. He also stated that his hours of operation would be 11:00 to 2:00 on Monday, Wednesday and Friday. **It was moved by Alderman VanVleet and seconded by Alderman Cook to have the Administration review the times and location with Mr. Schonfelder and issue his permit accordingly. AYE:** Aldermen Conard, Pinedo, Alderwoman Kelly, Aldermen VanVleet, Thomas, Cook, Alderwoman Twomey and Alderman Daw **NAY:** none **MOTION CARRIED.**

F. Extend Monmouth Townhomes Purchase Option to October 30, 2021

Administrator Steinbrecher said that this request is being made due to a plat from 1892 being outdated. Therefore, the area needs to be re-surveyed and a new plat created. The process for this being completed is:

- 1) A survey has to be done and a new plat created.
- 2) The survey results and the new plat have to go before the Plan Commission.
- 3) The Plan Commission findings and recommendation have to be approved by the Council.

Due to the time that it will take to complete all these steps, Monmouth Townhomes is asking to have their purchase option extended to October 30, 2021. **It was moved by Alderman Thomas and seconded by Alderman Daw to extend Monmouth Townhomes Option to Purchase until October 30, 2021. AYE** Alderman Pinedo, Alderwoman Kelly, Aldermen VanVleet, Thomas, Cook, Alderwoman Twomey, Aldermen Daw and Conard **NAY:** none **MOTION CARRIED.**

VI. RESOLUTIONS

A. 21-004, Sale of Municipal Owned Property – Transfer Station

City Attorney Spears explained that this is a Letter of Intent to purchase not an actual purchase agreement. As the next step in the sale of the property, this resolution has to be passed. A legal notice has to be published in the paper and then it has to come back to the Council for approval. It is approximately 10 to 12 acres and the City will maintain an easement on the North side of the property. **It was moved by Alderwoman Kelly and seconded by Alderwoman Twomey to approve the Resolution of the Letter of Intent with Monmouth Townhomes for the sale of City owned property. AYE:** Alderwoman Kelly, Aldermen VanVleet, Thomas, Cook, Alderwoman Twomey, Aldermen Daw, Conard and Pinedo **NAY:** none **MOTION CARRIED.**

B. 21-005, Resolution to Commit funds from Water/Sewer Fund for CDBG Grant

Mayor Davies explained that this resolution is to commit local funds match for the West Harlem water main project if we are awarded the grant. **It was moved by Alderman Cook and seconded by Alderman Conard to approve Resolution 21-005 to commit our local funds match to the CDBG Grant for the West Harlem water main project if we receive the grant.** **AYE:** Aldermen VanVleet, Thomas, Cook, Alderwoman Twomey, Aldermen Daw, Conard, Pinedo and Alderwoman Kelly **NAY:** none **MOTION CARRIED.**

VII. ORDINANCES

A. 1st Reading

1. 21-011 – Street Vacation – 200 Block of West Archer

Chris Gavin, who is a Trustee and Finance Chair of the ICS Board, addressed the Council on the two main questions being raised concerning the plan for the ICS expansion and the closure of the 200 block of West Archer. The main questions are as follows:

- 1) What has ICS done to improve the original plan for the neighborhood?
 - The main change was to change the traffic flow from North B Street by proposing to purchase 215 N. B Street and move the ingress and egress from North B Street to North A Street. The play ground was also moved to the East from the original plan.
 - The main entrance to the school will be on the East side from North A Street with a circular drive, which the school buses will use to drop off and pick up students and leave on North A Street. This will remove the traffic from North B Street.
 - There will be 75 parking spaces in the revised plan, which is 30 more spaces than in the original plan.
 - There was concern from the neighbors that their homes will be looking at a bigger gym; however, there is an increased amount of green space and the gym will be an attractive building replacing the older homes that will be demolished.
- 2) Another concern was this a true benefit to our community?
 - Schools are important to a community.
 - Good schools also make people want to locate within a community.
 - ICS doesn't receive any tax money and thus doesn't take away from the dollars being spent for other community needs.
- 3) What is the next step in the process for ICS expansion?
 - If the Council does allow the 200 block of West Archer to be vacated, then the revised plan will be finalized.
 - If the street vacation doesn't pass, the Board would have to go back to the drawing board.
 - As a final point, the 200 block of West Archer, per Council approval, is currently closed for about 1/3 of daylight hours.

Jeannie Weber, Executive Director of United Way, addressed the Council in favor of the expansion of ICS and the permanent closure of the 200 block of West Archer.

City Attorney Spears explained to the Council that he thought the building of the expansion was finalized; however, since it is not and there still has to be a Capital Campaign, he feels the Ordinance should be amended to include the \$5,000 payment for the closure of the 200 block of West Archer and the issuance of an occupancy permit to be based on the expansion going forward. **It was moved by Alderman VanVleet and seconded by Alderman Conard to permanently close the 200 Block of West Archer and include the amendment reading the \$5,000 payment of the street closure and the occupancy permit to be based on the project going forward.** AYE: Aldermen Thomas, Cook, Daw, Conard, Pinedo and VanVleet NAY: Alderwomen Twomey and Kelly **MOTION CARRIED.**

2. 21-012 – Variance to Replace Garage – 221 South 5th Street

Director Clark explained that this was to replace an existing garage, but needed a variance as to the new dimensions. It will be 1 foot from the North property line and set back 5 feet to the East and add 4 feet to the South. It went before the Zoning Board of Appeals and was unanimously approved. **It was moved by Alderman Daw and seconded by Alderman Cook to accept the recommendation of the ZBA and approve granting a variance for a garage at 221 South 5th Street.** AYE: Alderman Cook, Alderwoman Twomey, Aldermen Daw, Conard, Pinedo, Alderwoman Kelly, Aldermen VanVleet and Thomas NAY: none **MOTION CARRIED.**

VIII. EXECUTIVE SESSION

A. Per Illinois Statute 5ILCS 120/2 to consider employee compensation

1. It was moved by Alderman Cook and seconded by Alderman VanVleet to go into Executive Session at 7:10 p.m. to consider employee compensation. AYE: Alderwoman Twomey, Aldermen Daw, Conard, Pinedo, Alderwoman Kelly, Aldermen VanVleet and Cook NAY: none **RECUSE: Alderman Thomas MOTION CARRIED.**

2. It was moved by Alderwoman Kelly and seconded by Alderman Daw to return to Regular Session at 7:40 p.m. AYE: Aldermen Daw, Conard, Pinedo, Alderwoman Kelly, Aldermen VanVleet, Thomas, Cook and Alderwoman Twomey NAY: none **MOTION CARRIED.**

IX. OTHER BUSINESS

There was none to consider.

X. ADJOURNMENT

It was moved by Alderman Daw and seconded by Alderman Cook to adjourn the June 7, 2021 meeting at 7:40 p.m. MOTION CARRIED by unanimous voice vote.

Mayor Rod Davies

City Clerk Susan S. Trevor