



**CITY OF MONMOUTH
COUNCIL MEETING MINUTES**

Date: Monday, March 6, 2023

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 (remote), Aldermen Jim Conard, Juan Pinedo, Alderwoman Kelly and Alderman John VanVleet **Absent:** Alderman Brian Daw **Also Present:** City Clerk Susan S. Trevor City, Attorney Marcum Spears, Building and Zoning Director Joe Clark, Communications Director Ken Helms, MFD Chief Casey Rexroat, MPD Chief Joe Switzer and Woodard & Curran Public Works Director Andy Jackson. **Also Absent:** City Administrator Lew Steinbrecher

IV. APPROVAL OF MINUTES

A. Approval of February 21, 2022 Council Meeting Minutes

It was moved by Alderman Cook and seconded by Alderwoman Twomey (remote) to approve the February 21, 2023 Council Meeting Minutes as presented. AYE: Aldermen Thomas, Cook, Alderwoman Twomey (remote), Alderman Pinedo, Alderwoman Kelly and Alderman VanVleet **NAY:** none **PASS:** Alderman Conard **ABSENT:** Alderman Brian Daw **MOTION CARRIED.**

V. PRESENTATION TO THE COUNCIL

A. Presentations or Citizen Inquiries

There were none to be heard or considered.

B. Consent Agenda

1. Approval of Bills

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

V. COMMITTEE OF THE WHOLE

A. Building and Zoning February Report – Director Clark

- ✓ The Strong Community Grant of \$124,400 that the City received to demolish dilapidated houses has been completed with the demolition of the house at 514 South C Street. The City was able to demolish a total of 8 uninhabitable houses through this grant.
- ✓ The Monmouth Townhomes have completed gas hookups for all the units and thus can provide heat in all the townhomes.
- ✓ The old First Christian Church owners have brought in an architect to create apartments to rent in the building.

B. Woodard and Curran January Report – Director Jackson

- The water tower leak on West Harlem has been repaired.
- Brandt Construction is boring sewer hole under Walgreen’s entryway on E. Euclid. This was part of our MFT program that was started last Fall. They have completed the upgrades of most all the sidewalks and will begin the overlay of streets for around 35 blocks this Spring.
- Unfortunately, the City had a huge sewer collapse between North 3rd and North 5th in the East Clinton area. It is structurally difficult as it goes through private property. The City has applied for emergency re-routing. It will abandon the old sewer and fill with flowable fill. There is no cost estimate at this time and should be around a four-week time-line once the project is started.

C. Approval of Olympian Leaf Pro Plus Vac Purchase

Director Jackson explained that the City did an extensive search for a replacement leaf machine as our current one is 33 years old and is constantly in need of repairs. The best deal to be found was with Bonnell Industries in Dixon, Illinois. This machine is an Olympian Leaf Vac. It has a 16-inch diameter pick-up hose and has a gated operator platform. It is a two-man operation with a driver and an operator. The cost is \$124,091.00 with an eight-month receiving time. The Administration is recommending approval of this purchase. **It was moved by Alderman Cook and seconded by Alderman VanVleet to approve the purchase of the Olympian Leaf Vac for \$124,091.00. AYE:** Aldermen Conard, Pinedo, Alderwoman Kelly, Aldermen VanVleet, Thomas, Cook and Alderwoman Twomey (remote). **NAY:** none **ABSENT:** Alderman Daw **MOTION CARRIED.**

D. Approval of TIF Rehabilitation Program for 207 N. Main Street – Tiffany Cole and 88 and 90 Public Square – Midwest Bank

Mayor Davies explained that these two requests are the same format as our other downtown TIF grants with a 30% re-imburement by the City. The cost for 207 N. Main is \$36,200 with the City’s share being \$10,860. The cost for 88 and 90 Public Square is \$38,900 with the City’s share being \$11,674. **It was moved by Alderman Conard and seconded by Alderwoman Kelly to approve both of the above-stated TIF Rehabilitation Program requests. AYE:** Aldermen Conard, Pinedo, Alderwoman Kelly, Aldermen VanVleet, Thomas, Cook and Alderwoman Twomey (remote). **NAY:** none **ABSENT:** Alderman Daw **MOTION CARRIED.**

VI. ORDINANCES

A. 1st Reading

1. 23-005, Change of Zoning – 3 Industrial Park Road – Prairie View Apartments

Director Clark explained that this is more of a housekeeping change. The original zoning was to develop manufacturing and instead apartments were built at this location; therefore, the zoning needs to be changed from M-1 Limited Manufacturing to R-3 High Density Residential and comes with the recommendation for approval from the Plan Commission. **It was moved by Alderman Thomas and seconded by Alderman VanVleet to approve the above-stated ordinance. AYE:** Alderwoman Kelly, Aldermen VanVleet, Thomas, Cook, Alderwoman Twomey (remote), Aldermen Conard and Pinedo **NAY:** none **ABSENT:** Alderman Daw **MOTION CARRIED.**

2. 23-006, Change of Zoning – 1300 South Main Street

Director Clark explained that Mary Blake, who has Mainly Mary's on South Main wants to expand her business to this location and be able to hold flea markets there. In the future, she has indicated that she would like to build an event center as well. Her plan is to remodel the existing garage structure and live on the main floor, but due to the zoning restriction in the R-3 High Density Residential ordinance of only allowing residences on the second floor, she will have to go before the ZBA to ask for a special use variance. At present, she requested a change in zoning from M-1 Limited Manufacturing to R-3 High Density Residential. The Plan Commission granted her request and is recommending approval to the Council. **It was moved by Alderman Cook and seconded by Alderman Pinedo to approve the above-stated request for a change of zoning at 1300 South Main Street. AYE:** Aldermen VanVleet, Thomas, Cook, Alderwoman Twomey (remote), Aldermen Conard, Pinedo and Alderwoman Kelly **NAY:** none **ABSENT:** Alderman Daw **MOTION CARRIED.**

IX. OTHER BUSINESS

There was none to consider

X. ADJOURNMENT

It was moved by Alderwoman Twomey (remote) and seconded by Alderman VanVleet to adjourn the March 6, 2023 meeting at 6:20 p.m. MOTION CARRIED by unanimous voice vote with the exception of Alderman Daw, who was absent.

Mayor Rod Davies

City Clerk Susan S. Trevor