



**CITY OF MONMOUTH
COUNCIL MEETING MINUTES**



Date: Monday, May 6, 2019

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, Dave Rutledge, Brian Daw, Bob Wells, Juan Pinedo and Dan Heatherly **Absent:** Alderwoman Susan Twomey **Also Present:** Mayor Rod Davies, City Administrator Lew Steinbrecher, City Clerk Susan S. Trevor, City Attorney Marcum Spears, MFD Chief Casey Rexroat, MPD Chief Joe Switzer, IT Director Ken Helms and Building and Zoning Director Joe Clark as well as Jeff Holt of Gatehouse Media.

III. APPROVAL OF MINUTES

A. Approval of the April 15, 2019 Council Meeting Minutes

It was moved by Alderman Wells and seconded by Alderman Daw to approve the April 15, 2019 Council Meeting Minutes as presented. AYE: Aldermen Thomas, Rutledge, Daw, Wells, Pinedo and Heatherly **NAY:** none **ABSENT:** Alderwoman Twomey

MOTION CARRIED.

IV. PRESENTATION TO THE COUNCIL

A. Dennis Wilhardt, 208 S. 11th Street

Mr. Wilhardt wanted to congratulate and thank Dave Rutledge for his 16 years of service to the City as 1st Ward Alderman. He also wanted to inquire about the County re-assessing property values for Warren County as it has not been done for quite some time. Mayor Davies responded that the County had considered the issue at one time, but it was not carried out.

B. Consent Agenda

1. Approval of Bills

It was moved by Alderman Heatherly and seconded by Alderman Rutledge to approve the payment of the bills as presented. AYE: Aldermen Rutledge, Daw, Wells, Pinedo, Heatherly and Thomas **NAY:** none **ABSENT:** Alderwoman Twomey **MOTION CARRIED.**

V. COMMITTEE OF THE WHOLE

A. Building and Zoning April Report – Director Clark

- ✓ Many junk and debris notices have been sent this month along with addressing the issues of abandoned houses.
- ✓ Smithfield has completed their procurement building.
- ✓ Fareway Foods has assembled the coolers inside the store and most of the electrical work is completed.
- ✓ Northwest Restoration will begin their work on 200 S. Main tomorrow.

B. Community Engagement April Report—IT Director Helms

- ✚ SBA Communications, which rents tower space from the City has requested a buyout of their lease for \$275,000 with an extension of their 52 year lease to a 55 year lease. Currently their 52 year lease provides for monthly payments of \$1,500.00. Director Helms expressed his concern that as cell phone technology is rapidly advancing, the need for tower rental by cell phone providers might not exist in 52 years. Director Helms has not received a formal proposal from SBA as of yet, but wanted the Council to be aware that a proposal is probably forthcoming.

C. Woodard and Curran March Report – Director Jackson

- The annual water quality report will be published in May.
- Last week the new leased end loader and back hoe were delivered.
- IDOT invited me as Public Works Director to attend the progress meetings concerning the state project on the Bypass. By attending each meeting, it will keep the City updated on the progress of the project.

D. Term Sheet with Developer for East Jackson Subdivision Project

Administrator Steinbrecher explained that the City has received a commitment for a residential subdivision project on East Jackson Street from the developers, Michael Ingleby and McClintock Trucking and Excavating. This agreement outlines the responsibilities between the developers and the City. **It was moved by Alderman Heatherly and seconded by Alderman Rutledge to approve the Term Sheet between Michael Ingleby and McClintock Trucking and the City as presented. AYE:** Aldermen Daw, Wells, Pinedo, Heatherly, Thomas and Rutledge **NAY:** none **ABSENT:** Alderwoman Twomey **MOTION CARRIED.**

E. Term Sheet with Maple City Warehouse & Distribution for Redevelopment of the Howard Medical Property

Administrator Steinbrecher explained that this is a tentative non-binding agreement with the MCW&D developer being able to purchase the property. However, it would be prudent to have the term agreement in place in order to implement it as soon as the developer purchased the property. **It was moved by Alderman Wells and seconded by Alderman Heatherly to approve the Term Sheet agreement with Maple City Warehouse & Distribution for redevelopment of the Howard Medical Property. AYE:** Aldermen Daw, Wells, Pinedo, Heatherly, Thomas and Rutledge **NAY:** none **ABSENT:** Alderwoman Twomey **MOTION CARRIED.**

F. Professional Services Agreement with PGAV Planners for Establishment of TIF Area for East Jackson Subdivision Project

Administrator Steinbrecher informed the Council that this would be an agreement to engage the services of PGAV Planners to undertake an eligibility study to determine if all or a portion of the proposed East Jackson Subdivision is eligible under the applicable provisions of the TIF Act to be part of a TIF redevelopment area. **It was moved by Alderman Wells and seconded by Alderman Daw to approve the Professional Services Agreement with PGAV Planners as stated above. AYE:** Aldermen Wells, Pinedo, Heatherly, Thomas, Rutledge and Daw **NAY:** none **ABSENT:** Alderwoman Twomey **MOTION CARRIED.**

G. Professional Services Agreement with Shive-Hattery

According to Administrator Steinbrecher, this agreement is with Shive-Hattery, an architect and engineering firm, is to survey the East Jackson Subdivision Plat, design the water main and widening of Kimberly Road for this project. **It was moved by Alderman Heatherly and seconded by Alderman Wells to approve the Professional Services Agreement with Shive-Hattery. AYE:** Aldermen Pinedo, Heatherly, Thomas, Rutledge, Daw and Wells **NAY:** none **ABSENT:** Alderwoman Twomey **MOTION CARRIED.**

H. Professional Services Agreement with PGAV Planners for proposed Howard Medical TIF District

Administrator Steinbrecher explained that the Administration is just seeking authorization to employ the services of PGAV to determine if the proposed project area for the establishment of a TIF District is eligible under the applicable provisions of the Act and if so to move forward with preparing a redevelopment plan for this area. The actual agreement for the Howard Medical property would not be executed until the developer and seller reach a purchase agreement. **It was moved by Alderman Wells and seconded by Alderman Rutledge to approve the Professional Services Agreement with PGAV Planners as stated above. AYE:** Aldermen Heatherly, Thomas, Rutledge, Daw, Wells and Pinedo **NAY:** none **ABSENT:** Alderwoman Twomey **MOTION CARRIED.**

I. Real Estate Purchase Agreement with Heartland Investment, LLC

This is an agreement, according to Administrator Steinbrecher, for the purchase of the City owned property at 1125 North Main Street by Heartland Investments, LLC to construct an Arby's fast food restaurant. There is a 20 foot easement of Kimberly Drive that has to be incorporated into the agreement as well. The administration is recommending approval of the purchase agreement. **It was moved by Alderman Heatherly and seconded by Alderman Wells to approve the above-stated purchase agreement with Heartland Investment, LLC. AYE:** Aldermen Thomas, Rutledge, Daw, Wells, Pinedo and Heatherly **NAY:** none **ABSENT:** Alderwoman Twomey **MOTION CARRIED.**

J. Consolidated Actuarial Agreement with Lauterbach & Amen LLP

Mayor Davies explained that the City has used the services of Lauterbach & Amen in the past and has been pleased with their service. The firm will prepare the GASB 74/75 Actuarial Reports for the Police and Firefighters' Pension Funds for the City for the Fiscal Year End 2019 and 2020. **It was moved by Alderman Heatherly and seconded by Alderman Wells to approve the Consolidated Actuarial Agreement with Lauterbach & Amen LLP. AYE:** Aldermen Thomas, Rutledge, Daw, Wells, Pinedo and Heatherly **NAY:** none **ABSENT:** Alderwoman Twomey **MOTION CARRIED.**

K. Market Alley Music Days Special Event License for June, July and August

Monmouth Area Chamber Executive Director, Amy Patterson, presented a request to hold Market Alley Music Days during the months of June, July and August in Market Alley from 10:30 a.m. to 1:00 p.m. The Chamber has assumed responsibility for this event. Food, and soft drinks have been served in the past, but the Chamber would like to utilize the Festival Ordinance and allow people to purchase an alcoholic drink from either the 112 Bistro, Tooties DTL or Market Alley Wines and bring the drink to their table to enjoy with their lunch. The Chamber itself would not be serving liquor and would have signs restricting the area where people could have alcoholic drinks with their food. There would also be small speakers or musicians playing

music during the event. **It was moved by Alderman Heatherly and seconded by Alderman Pinedo to approve the above- stated request to hold Market Alley Music Day in Market Alley. AYE:** Aldermen Rutledge, Daw, Wells, Pinedo, Heatherly and Thomas **NAY:** none **MOTION CARRIED.**

VI. RESOLUTIONS

A. 19-003, TIF Inducement Resolution for the Howard Medical Property Redevelopment Project

This resolution would provide for a feasibility study on the designation of a portion of the City of Monmouth as a redevelopment project area to be known as the Howard Medical TIF District and to determine if the area qualifies under the provisions of the TIF Act.

B. 19-004, TIF Inducement Resolution for the E. Jackson Redevelopment Project Area

This resolution would provide for a feasibility study to determine whether findings may be made with respect to the area referred to herein as the “E. Jackson Ave. Redevelopment Project Area”, to qualify the area as a blighted area as defined in the TIF Act. **It was moved by Alderman Heatherly and seconded by Alderman Wells to approve the above-stated resolutions collectively. AYE:** Aldermen Daw, Wells, Pinedo, Heatherly, Thomas and Rutledge **NAY:** none **ABSENT:** Alderwoman Twomey **MOTION CARRIED.**

VII. ORDINANCES

A. 1ST Reading

1. 19-010 – Declaration of Surplus Property

Chief Rexroat explained that the department had a Kubota riding mower that needed major repairs and they no longer were using it and would like to have it declared surplus property in order to sell or scrap it. **It was moved by Alderman Wells and seconded by Alderman Rutledge to approve Ordinance 19-010 to declare the MFD Kubota mower as surplus property. AYE:** Aldermen Daw, Wells, Pinedo, Heatherly, Thomas and Rutledge **NAY:** none **ABSENT:** Alderwoman Twomey **MOTION CARRIED.**

VIII. OTHER BUSINESS

A. Recognition of Outgoing First Ward Alderman Dave Rutledge

Mayor Davies read and presented a plaque to Alderman Rutledge thanking him for his 16 years of dedicated service as 1st Ward Alderman for the City of Monmouth.

B. Swearing in of Newly Elected Alderpersons

City Clerk Trevor swore in the following newly elected alderpersons from the April 2, 2019 Consolidated Election:

1st Ward – Tony Cook
2nd Ward – Brian Daw
3rd Ward – Bob Wells
4th Ward – Mary Kelly

IX. EXECUTIVE SESSION

A. Per Illinois Statute 5ILCS 120/2 to consider contract negotiations.

1. It was moved to go into Executive Session to consider contract negotiations at 6:40 p.m. by Alderman Daw and seconded by Alderman Wells. AYE: Aldermen Wells, Pinedo, Heatherly, Alderwoman Kelly, Aldermen Thomas, Cook, and Alderman Daw
ABSENT: Alderwoman Twomey **NAY:** none **MOTION CARRIED.**

2. It was moved to return to Regular Session at 6:56 p.m. by Alderman Daw and seconded by Alderman Heatherly. AYE: Aldermen Pinedo, Heatherly, Alderwoman Kelly, Aldermen Thomas, Cook, Daw and Wells **ABSENT:** Alderwoman Twomey **NAY:** none
MOTION CARRIED.

X. ADJOURNMENT

It was moved by Alderman Heatherly and seconded by Alderman Daw to adjourn the May 6, 2019 meeting at 6:56 p.m. MOTION CARRIED by unanimous voice vote with the exception of Alderwoman Twomey, who was absent.

Mayor Rod Davies

City Clerk Susan S. Trevor