



**CITY OF MONMOUTH  
COUNCIL MEETING MINUTES**

**Date:** Monday, October 2, 2023

**Time:** 6:00 p.m.

**Location:** 100 East Broadway  
Monmouth, Illinois

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

**III. APPROVAL OF MINUTES**

**A. Approval of September 18, 2023 Council Meeting Minutes**

**It was moved by Alderman Conard and seconded by Alderman Pinedo to approve the September 18, 2023 Council Meeting Minutes as presented. AYE:** Alderman Bone, Alderwoman Twomey, Aldermen Daw (remote), Conard, Pinedo and VanVleet **ABSENT:** Aldermen Thomas and Ferry **MOTION CARRIED.**

**IV. PRESENTATION TO THE COUNCIL**

**A. Swearing-in of Jorge Perez as MPD Patrol Officer**

City Clerk Susan Trevor swore in Jorge Perez as a new Patrol Officer for the Monmouth Police Department.

**B. Presentations or Citizen Inquiries**

Former Alderman Dennis Willhardt addressed the Council with his concerns about the money the City has invested in the building located at 200, 202 and 204 South Main Street. He asked if there was a cap on the spending and the purpose for the continued investments.

**C. Consent Agenda**

**1. Approval of Bills**

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

## **V. COMMITTEE OF THE WHOLE**

### **A. Building and Zoning September Report – Director Clark**

The department continues to issue building permits, mowing notices, junk and debris notices, ordinance violation tickets and conduct rentals inspections.

**Open projects:** Monmouth College Stockdale Center, Dollar General Market on West Broadway and Smithfield Fresh Meats construction of a new pole building.

**Brownfield Grants:** The City is awaiting the results of Phase 2 testing for the Munson properties and scheduling for Phase 1 of the County building located at 112 N. Main Street

### **B. Woodard and Curran August Report – Director Jackson**

#### **1. Updates:**

- ✓ East Euclid and North 6<sup>th</sup> street water main project is completed.
- ✓ Representative Eric Sorenson toured the City's water treatment plants and is submitting a grant for \$950,000 for the mandated lead service replacements. The replacements have to be completed by the summer of 2025.
- ✓ A bid opening was held last week for the Federal EPA mandated disinfection project at our WWTP. There were two bids submitted. The low bid is being reviewed by Woodard and Curran engineers and will come before the Council at the October 16<sup>th</sup> meeting for approval. The City will receive \$936,000 loan forgiveness due to its disadvantaged status.
- ✓ A lightning strike on September 16<sup>th</sup> damaged the motor on Well #9. The motor is in the process of being repaired.
- ✓ A power outage due to a traffic accident near Loves Truck Stop took out the capacitors on Well #10, but it is now back in service. Both the lightning strike and power outage issues will be turned in to the City's insurance company.

### **C. Commercial Building Rehabilitation Application - 103 Market Alley – Abner's**

Scott Haase, one of the owners of Abner's, located at 103 Market Alley, submitted a Commercial Building Rehabilitation application. The cost of the interior work is \$100,480.92 and the cost of the exterior work is \$71,900.50 with a total cost of all rehabilitation work coming to \$172,381.42. The TIF reimbursement for this project would be in the amount of \$45,467.69 or 26.4% of the total rehabilitation cost. Mr. Haase's application continues to show the City's business owners willingness to invest in our community and our historical buildings downtown.

The Administration is recommending approval of this application. **It was moved by Alderwoman Twomey and seconded by Alderman Pinedo to approve the Commercial Building Rehabilitation Application for 103 Market Alley. AYE:** Alderwoman Twomey, Aldermen Daw (remote), Conard, Pinedo, VanVleet and Bone **NAY:** none **ABSENT:** Aldermen Thomas and Ferry **MOTION CARRIED.**

### **D. Halloween Trick or Treat Hours**

**It was moved by Alderman Bone and seconded by Alderman Pinedo to set the Halloween Trick or Treat Hours on Tuesday, October 31<sup>st</sup> from 5:30 to 8:00 p.m. AYE:** Aldermen Daw (remote), Conard, Pinedo, VanVleet, Bone and Alderwoman Twomey **NAY:** none **ABSENT:** Aldermen Thomas and Ferry **MOTION CARRIED.**

## VI. RESOLUTIONS

### A. 23-006, Grant from Illinois Housing Development Authority's Strong Community Program- Round 2

Director Clark explained that the City has received a \$212,000 Grant from the IDHA's Strong Community Grant Program – Round 2. In order to proceed with receiving the grant funds, the City needs to pass a resolution stating they will abide by the IDHA guidelines. Once the City passes the resolution as stated above, they will then enter into a contract with IDHA that spells out the guidelines for the program and will allow for the disbursement of the grant funds. Director Clark stated that up to \$5,000 is allowed for the acquisition of a property and up to \$40,000 per property is capped for the demolition of a house. The \$5,000 cap for the acquisition of a house is in addition to the \$40,000 allocated per property. **It was moved by Alderman VanVleet and seconded by Alderman Conard to approve Resolution 23-006 as presented. AYE:** Aldermen Conard, Pinedo, VanVleet, Bone, Alderwoman Twomey and Alderman Daw (remote). **NAY:** none **ABSENT:** Aldermen Thomas and Ferry **MOTION CARRIED.**

### B. 23-007, N. 6<sup>th</sup> Street from E. Broadway to E. Euclid IDOT Street Improvement Program

Director Jackson explained that it is necessary for the City to pass a resolution showing the work completed under the IDOT Street Improvement Program on North 6<sup>th</sup> from East Broadway to East Euclid and thus authorizing IDOT to release the \$622,396.74 funds allocated for this project. **It was moved by Alderman Conard and seconded by Alderman Pinedo to approve Resolution 23-007 as presented. AYE:** Aldermen Pinedo, VanVleet, Bone, Alderwoman Twomey, Aldermen Daw (remote) and Conard **NAY:** none **ABSENT:** Aldermen Thomas and Ferry **MOTION CARRIED.**

### C. 23-008, Release of Executive Session Minutes

**It was moved by Alderman Conard and seconded by Alderwoman Twomey to release the following Executive Session minutes to be open for public inspection: 02/22/2022, 03/21/2022, 04/04/2022, 05/16/2022, 06/06/2022, 08/01/2022, 08/15/2022, 01/17/2023, 02/21/2023, 04/03/2023 and 05/01/2023 and not to release the Executive Session minutes from 04/05/2021, 05/03/2021, 06/07/2021, 10/04/2021, 09/06/22. AYE:** Aldermen VanVleet, Bone, Alderwoman Twomey, Aldermen Daw (remote), Conard and Pinedo **NAY:** none **ABSENT:** Aldermen Thomas and Ferry **MOTION CARRIED.**

## VII. OTHER BUSINESS

There was none to consider.

## VIII. ADJOURNMENT

**It was moved by Alderman Daw (remote) and seconded by Alderwoman Twomey to adjourn the October 2nd meeting at 6:30 p.m. MOTION CARRIED by unanimous voice vote with the exception of Aldermen Thomas and Ferry, who were absent.**

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Mayor Rod Davies

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City Clerk Susan S. Trevor