



CITY OF MONMOUTH COUNCIL MEETING MINUTES



Date: Tuesday September 8, 2020

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, Robert Wells, Juan Pinedo, Dan Heatherly and Alderwoman Mary Kelly **Absent:** Alderwoman Susan Twomey and Alderman Daw **Also Present:** Mayor Rod Davies, City Clerk Susan S. Trevor, City Attorney Marcum Spears and Administrator Lew Steinbrecher **Also Present in Adjacent Room:** Communications Director Ken Helms, Building and Zoning Director Joe Clark, MFD Chief Casey Rexroat, MPD Chief Joe Switzer and Woodard and Curran Public Works Director Andy Jackson

III. APPROVAL OF MINUTES

A. Approval of August 17, 2020 Council Meeting Minutes

It was moved by Alderman Wells and seconded by Alderman Cook to approve the August 17, 2020 Council Meeting Minutes as presented. **AYE:** Aldermen Cook, Pinedo and Heatherly **NAY:** Alderwoman Kelly **PASS:** Aldermen Thomas and Wells **ABSENT:** Alderwoman Twomey and Alderman Daw **MOTION CARRIED.**

IV. PRESENTATION TO THE COUNCIL

A. Presentations or Citizen Inquiries (All inquiries are limited to 3 minutes per City Ordinance)

There were none to be considered.

B. Consent Agenda

1. Approval of Bills

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

V. COMMITTEE OF THE WHOLE

A. Building and Zoning August Report – Director Clark

- ✓ The month of August has been slower than previous months.
- ✓ Buffalo 67 completed demolition throughout the building to include electrical rough in and some plumbing fixtures.
- ✓ Smithfield completed the three 30' X 50' enclosed structures to be used for COVID-19 screenings to allow entrance into the plant.
- ✓ Patton Block Grill and Brewpub are still working on the brewpub.
- ✓ The old Y.M.C.A. building North wall has been removed and is being re-constructed with the new roof above the gymnasium scheduled for late September.

B. Woodard and Curran July Report – Director Jackson

- Fall Clean-up will be the week of October 5th through the 9th.
- Shred Day will be held on Saturday, October 24th from 9:00 a.m. to Noon
- Updates on Capital Projects:

The Water Main Project on East Euclid; Phase II of the CSO Project that was mandated by the EPA and the Replacement of lagoon cover and baffle wall for the Wastewater Treatment Plant have all been completed. The aeration date for the lagoon has not been set, but will be done before winter.

- The downtown sewer report is almost completed. Jennifer Anders from Woodard and Curran will be at the next meeting to give details of the report.
- Illinois EPA is providing grant opportunities for a Green Infrastructure Grant Opportunity (GIGO) to help reduce stormwater runoff into sewers, lakes, rivers and streams. Woodard and Curran has applied on the City's behalf for a grant to develop a runoff rain garden in the Monmouth-Roseville High School parking lot. The project has the full support of the school district and they have given permission to utilize 30-50 spaces of the high school parking lot. Director Jackson also felt this is an excellent educational opportunity for the high school students to be able to assist and observe the development of a rainwater garden for the runoff of stormwater to take care of our environment.

VI. RESOLUTIONS

B. 20-012, MFT Supplemental Resolution

Director Jackson explained that the Original MFT Resolution for \$345,000 for the East Euclid Resurfacing Project was to cover the engineering costs of around \$30,000 and the resurfacing estimate of \$307,721.50. However, the actual bid came in at \$330,325.10 with the \$30,000 engineering fees on top of that; therefore, it is necessary to pass an MFT Supplemental Resolution for \$21,500.00, which will allow the City to close the gap in funding. **It was moved by Alderman Heatherly and seconded by Alderman Wells to approve the MFT Supplemental Resolution 20-012 for \$21,500.00. AYE:** Aldermen Wells, Pinedo, Heatherly, Alderwoman Kelly, Aldermen Thomas and Cook **NAY:** none **ABSENT:** Alderwoman Twomey and Alderman Daw **MOTION CARRIED.**

A. 20-011, TIF District Inducement Resolution with Term Sheet

Administrator Steinbrecher explained that this Resolution is a declaration of the City's intent to use TIF funds to support development of the old Shopko property by Hy-Vee. It is similar to the TIF District that was created in 2019 to bring Fareway Foods to Monmouth. This Resolution does not formally establish a TIF District on the Shopko property, but does provide that the City will create one. It also allows for a four-month time line for the City to negotiate with Hy-Vee. The City will provide Hy-Vee with Enterprise Zone benefits for the exemption of State Sales Tax on the purchase of building materials for the renovation work on the Shopko building as well as the exemption of permit fees or any fee that would be incurred during a municipal review process. No property taxes will be abated during this process. The Term Sheet outlines basic parameters between Hy-Vee and the City. The Inducement Resolution will provide for future property tax revenues to reimburse Hy-Vee for the expenditure of TIF eligible costs up to \$1,000,000.00. It is strictly performance based; therefore, no general tax revenues will be used as incentives for this development. **It was moved by Alderman Wells and seconded by Alderman Pinedo to approve Resolution 20-011 as presented. AYE:** Aldermen Wells, Pinedo, Heatherly, Alderwoman Kelly, Aldermen Thomas and Cook **NAY:** none **ABSENT:** Alderwoman Twomey and Alderman Daw **MOTION CARRIED.**

VII. ORDINANCES

A. 1st Reading

1. 20-025, Approval of Local Cure Program Financial Support and Certification

The State of Illinois created a relief fund for downstate communities that have been impacted by the coronavirus. The City has been approved to receive \$389,594 for coronavirus eligible expenses and the passage of Ordinance 20-025 is a requirement to receive the funds. **It was moved by Alderwoman Kelly and seconded by Alderman Heatherly to approve Ordinance 20-025 as presented.** AYE: Aldermen Wells, Pinedo, Heatherly, Alderwoman Kelly, Aldermen Thomas and Cook NAY: none ABSENT: Alderwoman Twomey and Alderman Daw

2. 20-026, Ordinance providing for the issuance of not to exceed \$4,200,000 General Obligation Refunding Bonds of the City for the purpose of refunding certain outstanding bonds of the City, providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on the bonds, and authorizing the sale of the bonds to the purchaser thereof.

According to Administrator Steinbrecher, the City determined due to the current lower interest rates, it would be prudent to refund its GOB, Series 2010C, which will save the City approximately \$40-45,000 per year in interest over the life of the Bonds. The Bonds are funded through Water/Sewer revenues. The sale of the Bonds is scheduled for tomorrow. The Administration is recommending approval of the above-stated Ordinance 20-026. **It was moved by Alderman Heatherly and seconded by Alderman Cook to approve the above-stated Ordinance 20-026 as presented.** AYE: Aldermen Pinedo, Heatherly, Alderwoman Kelly, Aldermen Thomas, Cook and Wells NAY: none ABSENT: Alderwoman Twomey and Alderman Daw **MOTION CARRIED.**

3. 20-027, Ordinance Rescinding Ordinance 20-023, Establishing Business District

Administrator Steinbrecher explained that at the August 17th meeting Ordinance 20-023 was passed establishing Business District Development #2. During the review towards implementing the Business District it was discovered that this type of Business District area is better suited to smaller development areas since by Illinois Law once a property is included within a Business District it cannot opt out if it chooses to do so. It appears that a better fit for the City is to have a Business District be more project oriented such as was done for Fareway Foods. The Administration is recommending approval of the above Ordinance 20-027 rescinding Ordinance 20-023. **It was moved by Alderman Wells and seconded by Alderwoman Kelly to approve Ordinance 20-027 as presented.** AYE: Alderman Heatherly, Alderwoman Kelly, Aldermen Thomas, Cook, Wells and Pinedo NAY: none ABSENT: Alderwoman Twomey and Alderman Daw **MOTION CARRIED.**

VIII. OTHER BUSINESS

Alderwoman Kelly brought up the fact that since non-action items are to be discussed by the Council under "Other Business", what is the procedure for doing so. Mayor Davies answered that if there is any issue to be discussed under "Other Business" it can be brought to either his attention or Administrator Steinbrecher's to be placed on the Agenda.

IX. ADJOURNMENT

It was moved by Alderman Heatherly and seconded by Alderman Cook to adjourn the September 8, 2020 meeting at 6:30 p.m. MOTION CARRIED by unanimous voice vote with the exception of Alderwoman Twomey and Alderman Daw, who were absent.