



## **City Council Meeting Summary 03.05.2018**

*Next City Council Meeting – March 19<sup>th</sup>, 2018 at 6:00 PM*

*Official Minutes and department reports are available at [www.cityofmonmouth.com](http://www.cityofmonmouth.com)*

### **Public Hearing – Tax Increment Financing Redevelopment Plan and Project for the North 6<sup>th</sup> Street Redevelopment Project Area**

Tonight's hearing is on the creation of a TIF district for a single parcel of land at 1201 North 6<sup>th</sup> Street. This parcel currently resides in Monmouth's Enterprise Zone which offers a tax freeze on assessed evaluation for the remainder of the term. If this parcel were to be included in the establishment of a new TIF district, the incremental property taxes generated from placing this parcel back on the tax roll and the increase in the property's assessed value due to the new private development would be directed into a new north 6<sup>th</sup> street TIF fund. These funds would be available to use for eligible expenses as permitted under the Illinois TIF statute, such as acquisition costs, site preparation, demolition, architectural/engineering, financing, and relocation. This is a new TIF district separate from the existing downtown TIF which is focused on improving Monmouth's central business district and historic commercial buildings.

Pat Hagan from Fareway Foods was also present and discussed the plans for the site. Fareway has 120 stores in 5 states and is celebrating the chain's 80<sup>th</sup> year in business this year. The anticipated store site will be approximately 21,000 sq. feet and will feature a "full service" meat department. The development is expected to be around a **5 million dollar** investment and will take 9-11 months to finish construction. Construction is tentatively scheduled for this summer.

*The TIF District extension is an on-going project and still requires additional steps including, but not limited to Illinois General Assembly approval.*

*More information about TIF districts may be found at <http://bit.ly/2oJjXy6>*

*Additional information may also be found in our December Newsletter which can be found at <http://bit.ly/2j7iaDC>*

### **1- Presentations Or Citizen Inquiries**

No citizen inquiries or presentations were conducted tonight.

### **2- Building and Zoning Report – Director Woodward**

- Smithfield has made significant progress in building the construction of their new rendering building. The foundation caissons are near completion, and electrical/plumbing conduit is being built. Contractors estimate that footings will be ready to be poured next week.
- The Monmouth College dorm renovation at Greer Hall is also progressing on schedule with drywall removal work complete, and contractors have started installing plumbing and electrical conduit.

- The homeowner at 714 East 5<sup>th</sup> began demolition of the structure last week. This home suffered a housefire late last year which resulted in a complete loss. As soon as the weather improves, the lot will be backfilled and protective fencing removed.
- Two other sites on east 5<sup>th</sup> were also discussed with City Council. These sites have had escalating issues over the last two years which have resulted in fines and other administrative action. Council discussed various options that could be taken to remediate the issues.
- Future Sign

### **3- Community engagement report – Director Helms**

Public Works Director Jackson gave the local Cub Scouts troop a tour of the north water plant. The troop was able to learn how clean water is made for the town and see the various specialized machinery that facilitates the production.

### **4- Approval of Airport Farm Ground Lease**

At the municipal Airport, there is a small section of farm ground that is open for bidding annually by farmers who wish to plant and work the field. This year the ground was bid by three parties. City Administration has made a recommendation to award the contract to the highest bid in compliance with the requested bid format. A motion to approve leasing the ground to Brad Arnold for **\$276.00** per acre was made and approved.

### **5- Approval of IAFF Local #1702 Contract**

The new Fire Department Labor Contract has been under internal review with City Staff and Council for the last few weeks. No major changes were made from prior year contracts, and the entire process from initial meeting to acceptance was executed smoothly and efficiently. A motion to approve the contract was made and was approved.

### **6- Approval of M.O.U. with F.O.P – Drug testing after an officer-involved shooting**

*Housekeeping item* - This memorandum of understanding is an amendment to the current contract with the Police Department labor union. The agreement is part of a state legislation package to require drug and alcohol testing in the event of an Officer involved shooting. A motion for approval was made and was approved.

### **7- Resolutions**

#### **A. Resolution 18-004 Supplemental Resolution for MFT D4 Signal work 2015**

*Housekeeping item* - Motor Fuel Tax funds are extremely stringent in documentation requirements. In 2015 and 2016 a traffic signal work bid was completed as part of an obligated cost share. As work was more intensive than originally thought, the total cost went over. On account of the originally approved price being different than the final price, Council is required to pass a new resolution. A motion was made for approval and was approved.

#### **B. Resolution 18-004 Supplemental Resolution for MFT D4 Signal work 2016**

*Housekeeping item* - Since the originally approved price is different than the final price, Council is required to pass a new resolution. A motion was made for approval and was approved.

**C. Resolution 18-006 Release of Executive Session Minutes**

*Housekeeping item* - Executive session minutes are released semi-annually. These minutes may be found on the City Of Monmouth website under City Council Minutes. A motion was made to approve the release of minutes and was approved.

**8- Other business**

Placeholder

**9- Executive Session**

City Council met in executive session to discuss the possible sale of land that is owned by the City. No action was taken upon return to normal session.

CITY OF MONMOUTH				
Summary of Expenses				
As of February 28, 2018				
	2017-2018	Monthly	YTD	% Expended
	Budget	Expense	Expense	YTD
<b>GENERAL FUND</b>				
Administration	4,124,438.00	255,443.91	2,558,301.34	62.03%
IT Support	90,640.00	7,663.46	75,978.56	83.82%
Solid Waste	760,968.00	58,485.22	631,597.65	83.00%
Social Security/IMRF	133,000.00	8,089.19	99,593.07	74.88%
Boards & Commissions	5,500.00	612.50	2,952.58	53.68%
Police Department	1,970,928.00	134,584.18	1,582,106.27	80.27%
Zoning Department	140,050.00	8,232.20	97,196.64	69.40%
Community Development	126,175.00	16,250.00	48,013.50	38.05%
Fire Department	1,196,850.00	104,376.82	1,002,228.15	83.74%
Swimming Pool	60,000.00	0.00	62,209.28	103.68%
GENERAL FUND	8,608,549.00	593,737.48	6,160,177.04	71.56%
<b>CEMETERY FUND</b>				
	0.00	0.00	0.00	0.00
<b>DEBT SERVICE FUND</b>				
	2,009,324.00	0.00	1,915,519.47	95.33%
<b>MOTOR FUEL TAX FUND</b>				
	126,000.00	0.00	77,216.71	61.28%
<b>INTERNAL SERVICE FUND</b>				
	1,060,398.00	0.00	543,856.48	51.29%
<b>DOWNTOWN FAÇADE</b>				
	25,000.00	0.00	13,640.33	54.56%
<b>WATER AND SEWER FUND</b>				
	8,295,566.00	422,203.27	4,188,048.43	92.59%
Bond Proceeds (Capital Projects)		18,075.00	3,006,382.95	
Smithfield \$3 M loan		0.00	486,149.80	
<b>REVOLVING LOAN FUND</b>				
	0.00	0.00	0.00	0.00%
<b>HOMESTEAD FUND</b>				
	0.00	0.00	0.00	0.00%
<b>TIF G O BONDS</b>				
	286,500.00	0.00	150,368.65	52.48%
This is not a month end report of all funds.				