

City Council Meeting Summary 06.03.2019

Next City Council Meeting – June 17th 2019 at 6:00 PM

Recorded Minutes available at www.cityofmonmouth.com

1- Presentations Or Citizen Inquiries

Kurt Fowler, a resident of Monmouth, addressed Council regarding a condemnation letter he received from the Zoning department on the old dairy building, located on South A Street. Mr. Fowler discussed his potential plans with Council if he purchases the building, which involves repurposing it into a maker space. Various funding mechanisms were discussed that could help facilitate the restoration and Mr. Fowler expressed a desire to share his business plan and overall vision with Mayor Davies and Administrator Steinbrecher which will occur at a meeting later this week.

2- Building and Zoning Monthly Report – Director Clark

- Smithfield has completed construction of their new procurement building.
- Trotter Construction has moved their construction trailer and heavy equipment onto the future site of the new YMCA outdoor pool. Excavation and fence construction will begin this week.
- Northwest Restoration started tuckpointing on the basement and west wall of the Vaughn Jewelry building.
- Parkin's trucking has begun construction of their new building which is on the west side of the road on US Highway 67 by Berg's Towing.

3- Woodard and Curran Annual Report – Director Jackson

- The public works department has been **injury-free** for over **820 days**, and the wastewater department has been injury free for over **1,400 days**.
- Drinking water quality met all USEPA standards with lead levels at 1.9 parts per billion (Lead action level is 15 PPB) and Copper levels at 0.19 parts per billion (Copper action level of 1.3 PPB)
- Water demand **increased 5%** over last year as a result of increased production from Smithfield, the addition of a trailer wash, and the splash park recreational facility.
- Out of a \$2,999,000 budget, the year ends costs were exceeded by \$2,763 due to increased costs associated with chemical and repair costs.
- Design and implementation of the EPA mandated long-term control plan is now in the second stage. Phase 2 involves upgrades to the City's lagoon pump station to allow for faster disposal of wastewater. The long-term control plan works to mitigate the ramifications of a combined storm and sanitary sewer system.
- The North Wastewater Pre-Treatment Plant is currently undergoing updates to accommodate the current and projected needs of Smithfield Foods.

- A biogas feasibility study was performed to determine if it is economically feasible to use the gas which is produced during the treatment process. The study will be reassessed as market conditions begin to stabilize.
- Design projects are currently underway on water and sewer extensions for the Love's Travel Stop project and the new housing development project.

4- Approval Of Highway Authority Agreement – Casey's on South Main Street

Casey's General Stores hired an independent environmental consultant to assess their underground storage tanks at the South Main Street location. During inspection, it was determined that a leak resulted in a potential contamination of underground soil. A small portion of the suspected area exists underneath the City's right of way.

The agreement before City Council states that if the soil is disturbed within the affected area and is found to have any contaminants present, Casey's will be responsible for any remediation that is deemed necessary.

A motion was made for approval and was **approved**.

5- Discussion of Cargo Containers & On-demand Portable Storage Structures

After receiving resident complaints regarding the addition of cargo containers to residential backyards, the Zoning Department is seeking policy guidance from the Council.

The storage structures in question are large, metal containers which are traditionally moved via semi and freighter ships. These containers do not require large financial investments and as such, have begun to increase around the town.

Zoning has proposed various ideas in case the City Council wishes to enact an ordinance to regulate the use of these containers.

- Containers may be restricted to under 200 square feet.
- Containers must be placed on concrete footings.
- Painted in a neutral color
- Must be located in the rear of the property
- Various chemical storage restrictions
- Restriction of the number of units allowed on a property parcel

City Council and Mayor thanked Director Clark for his research and informed him that they would take the information provided under consideration.

If a policy change is deemed necessary, an ordinance will come before City Council for action at a later time.

6- Fareway Foods Request for Class IV Liquor License

Fareway Foods is nearing construction completion of their new building at the intersection of 6th Street and highway 34. For a full range of products to be available to its consumers, the business is requesting a liquor license. A class 4 liquor license would allow the store to sell packaged alcohol. A motion was made to allow the City Attorney to draft an ordinance authorizing the issuance of a liquor license. The motion was **approved**.

Fareway is anticipated to announce an opening date towards the end of July.

6- Ordinances

A. Vacation of South B Street Right Of Way from the Tracks to West 6th Avenue

At last weeks City Council meeting a motion was made to allow the City Attorney to draft an ordinance which would vacate a right of way by Well's Pet Foods. The right of way is approximately 420 feet and stops at the railroad tracks. Vacating this right of way will allow the facility greater room to move semi-trailers around as well as removing the City's financial obligation. A motion for approval was made and was **approved**.

7- Executive Session

The executive session was held per Illinois Statute 5ILCS 120/2 to consider contract negotiations and employee compensation. No action was taken upon return to regular session.

8- Other business

No other business was discussed.

Report compiled by Ken Helms, City Of Monmouth

CITY OF MONMOUTH				
Summary of Expenses				
As of May 30, 2019				
	2019-2020	Monthly	YTD	% Expended
	Budget	Expense	Expense	YTD
GENERAL FUND				
Municipal Operations	\$ 1,620,971.00	\$ 175,660.50	\$ 175,660.50	10.84%
IT Support	99,796.00	4,174.96	4,174.96	4.18%
Solid Waste	762,110.00	63,470.82	63,470.82	8.33%
Social Security/IMRF	130,000.00	13,138.91	13,138.91	10.11%
Boards & Commissions	5,500.00	100.00	100.00	1.82%
Police Department	3,346,075.00	264,488.39	264,488.39	7.90%
Zoning Department	165,184.00	11,223.63	11,223.63	6.79%
Fire Department	2,315,009.00	199,211.24	199,211.24	8.61%
GENERAL FUND	\$ 8,444,645.00	\$ 731,468.45	\$ 731,468.45	8.66%
CEMETERY FUND				
	\$ -	\$ -	\$ -	0.00
DEBT SERVICE FUND				
	\$ 2,374,471.00	\$ 325,018.25	\$ 325,018.25	13.69%
MOTOR FUEL TAX FUND				
	\$ 576,000.00	\$ 12,345.44	\$ 12,345.44	2.14%
LOCAL MOTOR FUEL TAX FUND				
	\$ 213,200.00	\$ -	\$ -	
INTERNAL SERVICE FUND				
	\$ 955,000.00	\$ 9,308.45	\$ 9,308.45	0.97%
DOWNTOWN FAÇADE				
	\$ 12,510.00	\$ -	\$ -	0.00%
WATER AND SEWER FUND				
	\$ 6,523,642.00	\$ 461,571.25	\$ 461,571.25	7.08%
Bond Proceeds (Capital Projects)				
		\$ 26,466.00	\$ 26,466.00	
Smithfield \$3 M loan				
		\$ -	\$ -	
REVOLVING LOAN FUND				
	\$ -	\$ -	\$ -	0.00%
HOMESTEAD FUND				
	\$ 10,000.00	\$ -	\$ -	0.00%
TIF DOWNTOWN #1				
	\$ 391,600.00	\$ 28,454.89	\$ 28,454.89	7.27%
TIF NORTH 6TH #2				
	\$ -	\$ -	\$ -	
This is not a month end report of all funds.				