



**CITY OF MONMOUTH
COUNCIL MEETING MINUTES**



Date: Monday, February 20, 2018

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, Dan Heatherly and Joe Clark **Absent:** Alderwoman 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, Woodard & Curran Public Works Director Andy Jackson, Building and Zoning Director Wade Woodward, IT Director Ken Helms and Andy Bell-Baltaci of the Review Atlas.

III. APPROVAL OF MINUTES

A. Approval of the February 5, 2018 Council Meeting Minutes

It was moved by Alderman Wells and seconded by Alderman Rutledge to approve the February 5, 2018 Council Meeting Minutes as presented. AYE: Aldermen Thomas, Rutledge, Daw, Wells, Heatherly and Pinedo **NAY:** none **PASS:** Alderman Clark **ABSENT:** Alderwoman Twomey **MOTION CARRIED.**

IV. PRESENTATIONS 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. Swearing in of New MFD Firefighter Tyler J. Osborn

City Clerk Susan Trevor swore in Tyler J. Osborn as the new firefighter taking Josh Woodward's place. MFD Chief Rexroat said that Firefighter Osborn will be attending the Fire Academy Training School in Champaign for ten weeks.

C. Consent Agenda

1. Approval of Bills (Items on Consent Agenda will not be discussed unless a request is made to remove an item for discussion)

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

C. COMMITTEE OF THE WHOLE

1. Housing Study Presentation – Northern Illinois University Center for Governmental Studies

Dr. Shannon Sohl and Mim Evans, from the NIU Center for Governmental Studies who compiled the Housing Study presented their findings to the Council. Mim Evans began her presentation with stating that Monmouth has assets other communities do not, including a college; a cluster of food processing related businesses; a revitalizing historic downtown; a hospital, and close proximity to larger communities that provide additional employment opportunities for Monmouth residents. Although there are signs of strength in the housing market with vacancies declining around 4.1% from 2010 to 2017 and ownership increasing around 4% from 2010 to 2017, there are still challenges to overcome. Some of those challenges are vacant land scattered around in neighborhoods that have houses needing significant repairs and there are few options for subdivisions. Also, rentals have a low vacancy rate but the rents are low, discouraging building renovations and maintenance.

Dr. Sohl continued the presentation with reviewing the Data Analysis that was compiled from the over 500 responses that were received back from the housing survey sent out to residents. Some of the key findings that people are looking for when choosing where to live are:





- 1) Immediate environment, which includes feeling safe; liking the neighborhood, quality schools, and features of a home to meet their needs.
- 2) People are most likely to move for a new job or to improve the size or quality of housing.
- 3) Majority of people want a single-family house.

In quantifying the housing potential the report indicated that there is a potential for an estimated 50-75 additional housing units, with for-sale units that are priced from \$150,000-\$200,000.

In closing, Dr. Sohl recommended developing a Comprehensive Plan for Future Housing utilizing a number of approaches listed in the report to be the building blocks for this plan. The report concluded that there is support for new affordable housing of 50 to 75 single family homes with three bedrooms and two bathrooms for a target income level of \$150,000 to \$200,000.

Mayor Davies thanked Dr. Sohl and her associates for their efforts and said this report definitely gives the City tools to work with. Implementing all of the recommendations in the report doesn't happen overnight, but it certainly has helped to re-enforce what the City has been working on. Administrator Steinbrecher added his thanks as well.

2. MFD January Report – Chief Rexroat

-  It was a busy month.
-  We just swore in new firefighter Tyler Osborn. He will attend the Fire Academy in Champaign for eight weeks and stay for an additional two weeks for training in hazardous materials.
-  The department participated in ice rescue training at Citizens Lake
-  Two thermal cameras were purchased through grants.

3. MPD January Report – Chief Switzer

- The Statistics are in the web packet.
- The department new hire is progressing well and will have a slot on the schedule at the beginning of March.
- There has been a rash of counterfeit \$10 and \$5 bills being passed in businesses that the department is investigating.
- The department is also looking into a Chaplain program.

4. Approval of Lease for 202 South Main Street – Sonia and Andrew Woolsey

Administrator Steinbrecher explained that the Woolsey's want to rent and put an ice cream parlor in the old Hall Shoe Store building on South Main Street that the City owns. The lease is a twelve month lease with the first 3 months of rent free and then for the next 9 months the Woolsey's would pay \$400 per month rent to the City. At the end of the year they would be required to provide a Profit and Loss statement to the City. The terms of the lease also require the tenant to be responsible for the utilities and building improvements. The Woolsey's would like to open March 1st of this year. **It was moved by Alderman Daw and seconded by Alderman Rutledge to approve entering into the twelve month lease with Sonia and Andrew Woolsey as presented. AYE:** Aldermen Daw, Wells, Pinedo, Heatherly, Clark, Thomas and Rutledge **NAY:** none **ABSENT:** Alderwoman Twomey **MOTION CARRIED.**

V. OTHER BUSINESS

There was none to be considered.

VI. EXECUTIVE SESSION

A. Per Illinois Statute 5ILCS 120/2 to consider the IAFF Local #1702 Contract Negotiations with no action to be taken upon return to Regular Session.

1. It was moved by Alderman Heatherly and seconded by Alderman Daw to go into Executive Session at 6:55 p.m. AYE: Aldermen Daw, Wells, Pinedo, Heatherly, Clark, Thomas and Rutledge **NAY:** none **ABSENT:** Alderwoman Twomey **MOTION CARRIED.**

2. It was moved by Alderman Heatherly and seconded by Alderman Daw to return to Regular Session at 7:12 p.m. AYE: Aldermen Wells, Pinedo, Heatherly, Clark, Thomas, Rutledge and Daw **NAY:** none **ABSENT:** Alderwoman Twomey **MOTION CARRIED.**

VII. ADJOURNMENT

It was moved by Alderman Heatherly and seconded by Alderman Rutledge to adjourn the meeting at 7:12 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