



CITY OF MONMOUTH COUNCIL MEETING MINUTES



Date: Monday, April 20, 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 Tony Cook, Brian Daw, Robert Wells, Juan Pinedo, Dan Heatherly and Alderwoman Mary Kelly **Present Remotely per Council approval that no one was to be denied permission to attend the meeting by video or audio conference:** Alderwoman Twomey **Absent:** Alderman Thomas **Also Present:** Mayor Rod Davies, City Administrator Lew Steinbrecher, City Clerk Susan S. Trevor **Also Present in Adjacent Room:** City Attorney Marcum Spears, MFD Chief Casey Rexroat, MPD Chief Joe Switzer, Communications Director Ken Helms, Woodard and Curran Public Works Director Andy Jackson

III. APPROVAL OF MINUTES

A. Approval of April 6, 2020 Council Meeting Minutes

It was moved by Alderman Daw and seconded by Alderman Wells to approve the April 6, 2020 Minutes as presented. **AYE:** Alderman Cook, Alderwoman Twomey (remotely), Aldermen Daw, Wells, Pinedo, Heatherly and Alderwoman Kelly **NAY:** none **ABSENT:** Alderman Thomas **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 heard.

B. Consent Agenda

1. Approval of Bills

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

V. COMMITTEE OF THE WHOLE

A. Resolution 20-003, CDBG Grant – Trego Johnson Enterprises

It was moved by Alderman Heatherly and seconded by Alderman Cook to approve Resolution 20-003 as a Resolution of Support for a CDBG Grant of \$25,000 for Trego Johnson Enterprises. **AYE:** Alderwoman Twomey (remotely), Aldermen Daw, Wells, Pinedo, Heatherly, Alderwoman Kelly and Alderman Cook **NAY:** none **ABSENT:** Alderman Thomas **MOTION CARRIED.**

B. Resolution 20-004, CDBG Grant – Teddy Bear Day Care

It was moved by Alderman Wells and seconded by Alderwoman Kelly to approve Resolution 20-004 as a Resolution of Support for a CDBG Grant of \$22,500 for Teddy Bear Day Care. AYE: Aldermen Daw, Wells, Pinedo, Heatherly, Alderwoman Kelly, Alderman Cook and Alderwoman Twomey (remotely). **NAY:** none **ABSENT:** Alderman Thomas **MOTION CARRIED.**

C. Resolution 20-005, CDBG Grant – Maude Specklebelly’s

It was moved by Alderman Cook and seconded by Alderwoman Twomey (remotely) to approve Resolution 20-005 as a Resolution of Support for a CDBG Grant of \$19,828 for Maude Specklebelly’s. AYE: Aldermen Wells, Pinedo, Heatherly, Alderwoman Kelly, Alderman Cook, Alderwoman Twomey (remotely) and Alderman Daw **NAY:** none **ABSENT:** Alderman Thomas **MOTION CARRIED.**

D. Resolution 20-006, Proposed Main Street Tax Increment Financing (TIF) District Redevelopment Project Inducement Resolution (Scott Haase Project)

Administrator Steinbrecher explained to the Council that at the last Council meeting, Steven Kline of Jacob and Klein gave a remote presentation on a proposed new Main Street TIF District Study with new boundaries. The City has just engaged the Jacob and Klein firm to conduct the study for this new Main Street TIF District. However, the final boundaries will probably be somewhat smaller than the original proposal. The old Review Atlas building on South Main Street will be included in the new TIF District. The old R.A. building was purchased in January by Scott Haase who intends to renovate the inside and outside of the building for a family entertainment center with simulated activities such as basketball along with other family activities and perhaps even a batting cage. He also is thinking about having adult beverages available. He has done some renovating already, but recently came to the City to see if there was any assistance that they could provide. The only assistance the City can make available to the project at this time is to include the property in the new TIF District, but in order to make those costs eligible timewise, it is necessary to pass an Inducement Resolution. This Resolution would allow him to incur eligible costs of around a half million dollars. Under the TIF law, the City would negotiate any future incremental tax increase that could be used to rebate upfront costs during the 23-year life of the TIF District. This is very similar to the same structured agreement with Fareway Foods and the City owned 7-acre new residential development. The Administration is recommending and asking for Council approval of this Inducement Resolution for the Scott Haase property on South Main Street.

Mayor Davies added that it is his understanding that without this TIF eligibility, Mr. Haase would not be able to further develop his property and would just simply use it for storage. Administrator Steinbrecher interjected that TIF Law has a “but for” clause that states that “but for the use of TIF funds the project would not be able to go forward” and Mr. Haase satisfies that clause. Since the funds come from the TIF funds, there are no public funds involved. Mr. Haase is projecting another one-half million-dollar investment.

Mayor Davies further explained that the current tax value as of today will be the base of the property’s tax value and any further tax increases will be directed into the TIF Fund. The taxing bodies will be getting what they are getting in taxes as of today. Administrator Steinbrecher estimates that with the improvements that Mr. Haase will be making on his property that there will be a sizable EAV increase. Also, Mr. Haase will continue to get a rebate until his costs are repaid or the TIF District expires in 23 years, whichever comes first.

It was moved by Alderman Heatherly and seconded by Alderwoman Kelly to approve Resolution 20-006 as the proposed Main Street Tax Increment Financing (TIF) District Redevelopment Project Inducement Resolution (Scott Haase Project)

AYE: Aldermen Pinedo, Heatherly, Alderwoman Kelly, Alderman Cook, Aldermen Daw and Wells **NAY:** none **ABSTAIN:** Alderwoman Twomey (remotely) **ABSENT:** Alderman Thomas **MOTION CARRIED.**

VII. OTHER BUSINESS

Communications Director Ken Helms gave the following update on the procedures that Smithfield Foods has implemented to protect against the spread of the COVID-19 Virus:

- 1) Put plexiglass barriers between each worker on the lines.
- 2) Made separate spaces for employees in lunch areas.
- 3) Implemented a dedicated team to go around every fifteen minutes and make sure hands are being sanitized.
- 4) Every employee has been provided a surgical mask and a cover over their hard hats that protects their eyes.
- 5) Any employee that shows any symptoms is immediately sent for testing and sent into quarantine. Contact tracing for this employee is then implemented.
- 6) All common areas are being fogged daily as the virus can stay on surfaces for 4-5 days.
- 7) Dedicated teams are assigned to common areas and they sanitize them as soon as a person or people leave.
- 8) Today a policy of no microwaving food was implemented.
- 9) All employees are checked for temperatures before being allowed into the workplace.

Director Helms feels that Smithfield has truly implemented a significant number of safeguards and is definitely making a large effort to prevent an outbreak of the virus at their plant or in the community.

VIII. EXECUTIVE SESSION

A. Per Illinois Statute 5ILCS 120/2 to Consider Employee Compensation

1. It was moved by Alderman Cook and seconded by Alderman Wells to go into Executive Session at 6:30 p.m. to consider Employee Compensation. AYE: Alderman Heatherly, Alderwoman Kelly, Alderman Cook, Alderwoman Twomey (remotely), Aldermen Daw, Wells and Pinedo **NAY:** none **ABSENT:** Alderman Thomas **MOTION CARRIED.**

2. It was moved Alderman Daw and seconded by Alderman Wells to return to Regular Session at 6:50 p.m. AYE: Alderwoman Kelly, Alderman Cook, Alderwoman Twomey (remotely), Aldermen Daw, Wells, Pinedo and Heatherly **NAY:** none **ABSENT:** Alderman Thomas **MOTION CARRIED.**

IX. ADJOURNMENT

It was moved by Alderman Heatherly and seconded by Alderman Wells to adjourn the April 20, 2020 meeting at 6:50 p.m. MOTION CARRIED by unanimous voice vote, with the exception of Alderman Thomas, who was absent.

Mayor Rod Davies

City Clerk Susan S. Trevor