



CITY OF MONMOUTH COUNCIL MEETING MINUTES



Date: Monday, August 3, 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:** Alderman Tony Cook, Alderwoman Susan Twomey (remotely), Brian Daw, Robert Wells, Juan Pinedo, Dan Heatherly and Alderwoman Mary Kelly **Absent:** Alderman Thomas **Also Present:** Mayor Rod Davies, City Clerk Susan S. Trevor and Administrator Lew Steinbrecher **Also Present in Adjacent Room:** City Attorney Marcum Spears, Communications Director Ken Helms, Building and Zoning Director Joe Clark, MPD Chief Joe Switzer and Woodard and Curran Public Works Director Andy Jackson **Also Absent:** MFD Chief Rexroat

III. APPROVAL OF MINUTES

A. Approval of July 20, 2020 Council Meeting Minutes

It was moved by Alderwoman Kelly and seconded by Alderwoman Wells to approve the July 20, 2020 Council Meeting 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 bills as presented. **AYE:** Alderman Cook, Alderwoman Twomey (remotely), Aldermen Daw, Wells, Pinedo, Heatherly, Alderwoman Kelly **NAY:** none **ABSENT:** Alderman Thomas **MOTION CARRIED.**

V. COMMITTEE OF THE WHOLE

A. WIRC Presentation on Services They Provide to Communities

Two representatives of Victims Services outlined their services of providing legal advocacy, counseling, educational presentations, working with police on domestic abuse cases, educating the public regarding sexual assault and a number of other services that WIRC provides to the area.

B. Neiman Foods Liquor License Request – Terry Dowell, Rob Ravel

Rob Ravel, manager of the local County Market, explained to the Council that the store is losing MBWI and US Cellular who have been leasing space from the store. With the slim profit margin in retail groceries, Neiman Foods is seeking other sources of revenue to help sustain the store. The liquor would be completely separate from the store in the former US Cellular space and would be restricted to those 21 years and older. The Quincy County Market was granted a pour liquor license, which enabled them to install video gaming machines. The

Monmouth Store is seeking to change their Class IV Liquor License to a Class I Liquor License in order to install video gaming machines to help increase their revenue after the loss of their two tenants. During the following discussion, the Council brought up their previous denial of allowing video gaming parlors. **It was moved by Alderman Wells and seconded by Alderman Pinedo to allow County Market to relinquish their Class IV Liquor License and grant them a Class I Liquor License. AYE:** Aldermen Wells and Pinedo **NAY:** Alderwoman Twomey(remotely), Aldermen Daw, Heatherly, Alderwoman Kelly and Alderman Cook **ABSENT:** Alderman Thomas **MOTION DENIED.**

C. Commercial Building Rehabilitation for 1201 W. Broadway

Administrator Steinbrecher explained that Mr. Chase Gibb has purchased the old Barnstormer building and plans to undertake major rehabilitation work to open a new restaurant at that location. After review of the Commercial Building Rehabilitation Program guidelines, the construction work qualifies for TIF financial assistance in an amount not to exceed \$32,000. The Administration is recommending approval of the TIF funds for the rehabilitation work of the old Barnstormer building as presented. **It was moved by Alderman Daw and seconded by Alderwoman Kelly to approve granting the reimbursement of TIF funds not to exceed \$32,000 to Mr. Gibb through the Commercial Building Rehabilitation Program when the work has been completed. AYE:** Aldermen Daw, Wells, Pinedo, Heatherly, Alderwoman Kelly, Alderman Cook and Alderwoman Twomey(remotely). **NAY:** none **ABSENT:** Alderman Thomas **MOTION CARRIED.**

D. Patton Block Grill and Brewpub Façade Grant

Administrator Steinbrecher explained that the Façade Review Committee had reviewed the application from the Patton Block Grill and Brewpub and supports the approval of this application, which requested a grant for placement of a new sign, two awnings, and outside lighting on the Patton Block building and therefore is requesting support of the Council to approve a façade grant equal to 50% of the cost, or \$4,250.00 for the Patton Block Grill and Brewpub. **AYE:** Aldermen Wells, Pinedo, Heatherly, Alderwoman Kelly, Alderman Cook, Alderwoman Twomey(remotely) and Alderman Daw **NAY:** none **ABSENT:** Alderman Thomas **MOTION CARRIED.**

E. Building and Zoning July Report – Director Clark

- ✓ The department continues to issue permits both via email and in person since City Hall has opened.
- ✓ Door hangers for junk and debris and mowing are being utilized.
- ✓ Patton Block Grill and Brewpub completed the restaurant part, but is still working on the brewpub.
- ✓ Y.M.C.A. passed state inspection on July 16th and was issued an occupancy permit by the City. The pool opened July 20th.
- ✓ Storm Center façade and repair work has been completed.
- ✓ Love's Travel Stop has completed many of their areas and are looking to open in the next couple of weeks.
- ✓ Smithfield is nearing completion of 3 carport structures to be used for screening employees for the coronavirus.
- ✓ Director Clark thanked Alderman Wells for the COVID-19 protection partitions that he built and installed on a Saturday at the water department service windows and the customer service front desk.
- ✓ An electrical inspection was done at 1201 W. Broadway to ensure that insufficient electrical grounding and outdated wiring was corrected.

F. Woodard and Curran June Report – Director Jackson

- CSO Phase II started today and will probably take two or three days while the lift station pumps and chlorination are checked out. The total project is then nearing completion.
- The Euclid water main is in the ground and mostly complete.
- There is a bid opening on August 17th for the East Euclid resurfacing of the section impacted by the water main replacement.
- The North Plant progress is being made, but due to long lead times in receiving equipment it is slow progress; however, it is a 465day contract so there is still plenty of time to reach completion.
- Love’s Travel Stop is close to completion, but due to not receiving the control panel for the lift station, they will be forced to use a commercial pump if they open prior to the control panel being installed in the lift station.
- The City has finally received their NPDES Renewal Permit for the WWTP after two years of waiting. The City has been exempt from disinfection requirements for a number of years; however, the Federal Regulators do not like exemptions and the City will now be required to do seasonal disinfections within 2 years.

G. Amendment to Engineering Services Agreement for N. Pre-Treatment Plant Upgrade

Jennifer Anders, Engineer for Woodard and Curran, explained that this amendment covers all the control system (SCADA) that is part of the high-level investment that Smithfield has made in the NWWTP. She introduced two other engineers from Woodard and Curran who are involved in overseeing several of the City’s projects. **It was moved by Alderman Heatherly and seconded by Alderman Wells to approve the amendment to the North Pre-Treatment Plant Upgrade Engineering Services Agreement. AYE:** Aldermen Pinedo, Heatherly, Alderwoman Kelly, Alderman Cook, Alderwoman Twomey(remotely), Aldermen Daw and Wells **NAY:** none **ABSENT:** Alderman Thomas **MOTION CARRIED.**

H. Change Order #1 to Leander Construction Contract for North Plant Upgrade

Jennifer explained that this Change Order for the Leander Construction Contract for the North Plant Upgrade is for five small items amounting to \$26,000 and is pretty standard. **It was moved by Alderwoman Kelly and seconded by Alderman Cook to approve Change Order #1 to the Leander Construction Contract. AYE:** Alderwoman Kelly, Alderman Cook, Alderwoman Twomey(remotely), Aldermen Daw, Wells, Pinedo and Heatherly **NAY:** none **ABSENT:** Alderman Thomas **MOTION CARRIED.**

VI. RESOLUTIONS

A. Resolution 20-011, Resolution of Support and Commitment of Local Funds for CDBG Block Grant

Administrator Steinbrecher remarked to the Council that this Resolution is part of a standard requirement for receiving CDBG Funds and is for the West Harlem Water Main Project. **It was moved by Alderman Heatherly and seconded by Alderman Cook to approve Resolution 20-011 as a resolution of support and commitment of local funds for the West Harlem Water Main Project. AYE:** Alderwoman Kelly, Alderman Cook, Alderwoman Twomey (remotely), Aldermen Daw, Wells, Pinedo and Heatherly **NAY:** none **ABSENT:** Alderman Thomas **MOTION CARRIED.**

VII. ORDINANCES

A. 1st Reading

1. 20-022, Establishing the TIF Interested Parties Registries

Administrator Steinbrecher advised the Council that one of the statutory requirements for establishing or redefining TIF Districts is to pass an ordinance establishing an Interested Party Registry for parties other than property owners within the proposed area. It is also required to have a public meeting, which is not a public hearing or a regular Council meeting. The City has scheduled such a meeting on Monday, August 24th at 6:00 p.m. here in City Hall. **It was moved by Alderman Wells and seconded by Alderman Daw to approve Ordinance 20-022, Establishing a TIF Interested Parties Registries. AYE:** Alderman Cook, Alderwoman Twomey(remotely), Aldermen Daw, Wells, Pinedo, Heatherly and Alderwoman Kelly. **NAY:** none **ABSENT:** Alderman Thomas **MOTION CARRIED.**

VIII. OTHER BUSINESS

There was none to be considered.

IX. ADJOURNMENT

It was moved by Alderman Heatherly and seconded by Alderwoman Twomey (remotely) to adjourn the August 3, 2020 meeting at 6:40 p.m. MOTION CARRIED by unanimous voice vote with the exception of Alderman Thomas.

Mayor Rod Davies

City Clerk Susan S. Trevor