



CITY OF MONMOUTH COUNCIL MEETING MINUTES



Date: Monday, November 2, 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 Justin Thomas, Alderwoman Twomey (remotely), Aldermen Daw (remotely), Juan Pinedo and Alderwoman Mary Kelly **Absent:** Aldermen Tony Cook, Robert Wells and Dan Heatherly **Also Present:** Mayor Rod Davies, City Clerk Susan S. Trevor, City Attorney Marcum Spears and Administrator Lew Steinbrecher **Also Present:** Communications Director Ken Helms, Building and Zoning Director Joe Clark, MFD Chief Casey Rexroat, MPD Chief Joe Switzer and Woodard and Curran Public Works Director Andy Jackson

III. APPROVAL OF MINUTES

A. Approval of October 19, 2020 Council Meeting Minutes

It was moved by Alderman Thomas and seconded by Alderwoman Kelly to approve the October 19, 2020 Council Meeting Minutes as presented. **AYE:** Aldermen Thomas, Alderwoman Twomey (remotely), Aldermen Daw (remotely), Pinedo and Alderwoman Kelly **ABSENT:** Aldermen Cook, Wells and Heatherly **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. Proclamation – Veterans Day

Mayor Davies presented to MPD Chief Switzer and read a proclamation declaring November 11th as Veterans Day as a day to pay tribute to all the service men and women who have risked their lives to protect the interests of our country and defend our freedoms.

C. Consent Agenda

1. Approval of Bills

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

V. COMMITTEE OF THE WHOLE

A. Update on Downtown efforts by 353 court, LLC

1. Erik Reader – Activity Highlights

- ✚ 353 Court has been mentoring and providing guidance to new businesses that have been locating in old buildings and renovating them such as the old Term City Building, the old Cort Cigar Store building, the old Vaughn Jewelers building and the old Review Atlas building. In addition, we have been consulting on the Monmouth Airport reconstruction and assisting with planning for an aviation business. We have also been working with a multi-cultural group that consists of people wanting to know how to start businesses.

2. Todd Thompson – Building Improvements

- Initially our goal was to attract new businesses to come downtown and rehab vacant buildings; however, no one foresaw the COVID-19 pandemic and the impact that it is having on the economy and businesses. We are working through this and moving forward. We provided an Activity Map with your packet to show you what we have been working on. A few that we have worked with are: Meks on Main at 210 N. Main Street; Patton Block Grill & Brewpub at 88 Public Square; Warren County United Way at 87 Public Square with façade improvement, interior rehabilitation and relocation of organization; Flourpot Bakery at 59 Public Square with interior remodel; JB's Woodshed at 110 E. 1st Avenue with façade improvements El Mercadito International Food Market at 218 S. Main Street with business acquisition and interior remodel and El Navegante at 227 S. A Street with new business startup.
- We have met one-on-one with some and are always willing to meet with anyone that would like assistance.
- This week we are conducting a meeting with businesses to be able to use cooperative marketing for enhanced promotion of their businesses.

B. Monmouth Chamber of Commerce Christmas Event – Director David Wise

David Wise, who is the new Executive Director of the Monmouth Area Chamber of Commerce, presented a request to block off the square for a Christmas on the Square Event on Friday, December 4th from 5:00 p.m. to 8:30 p.m. The theme is Reindeer Games and there will be a live reindeer and sled for picture opportunities in the Northeast portion of the square. There is a COVID plan in place with mandatory masks for all participants and a request for 6' social distancing. The Warren County Health Department is also donating individual hand sanitizer bottles. There will also be an outdoor movie that will be shown on the building wall next to the Pattee Plaza with each person asked to provide their own seating and wearing a mask. There will be individual vendors who will be asked to adhere to the COVID guidelines as well. During discussion Chief Switzer reminded Council that for the Baconfest the 100 blocks are barricaded as well. **It was moved by Alderwoman Kelly and seconded by Alderman Pinedo to approve the above-stated request as well as blocking off the 100 blocks leading into the square.**

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

C. Building and Zoning October Report – Director Clark

- ✓ The City is still only doing commercial site visits due to COVID-19 and have suspended residential rental inspections unless a tenant has a complaint against a landlord.
- ✓ The City is continuing to field calls on ordinance violations and the issuance of Building Permits.
- ✓ J.B.'s Woodshed started the lower façade in preparation for the new windows.
- ✓ Buffalo 67 continues to work on repair of trusses throughout the building as well as completing remodeling of the interior and finishing the landscaping. The new sign has been approved.
- ✓ The airport is still awaiting the fiber optic to the card reader and monitoring system to link to Public Safety/Fire Department.
- ✓ A new flag pole has been ordered for the Central Park on the square and should be up next week.

D. Woodard and Curran September Report – Director Jackson

- The re-surfacing of the East Euclid project is complete.
- Fall Clean-up was completed without any serious problems.
- Shred day was on October 24th and 7700 pounds of paper were collected to shred.
- The leaf machine is operational and is picking up leaves.
- Yard waste pickup will continue through the second week of December.
- At the North WWTP the basin is retrofitted and the cover is waiting on concrete work to be completed. The cover should be on by Thanksgiving.
- The new pump station out by Smithfield should be starting soon.

E. 2020 Property Tax Levy Presentation

Administrator Steinbrecher gave the following presentation for the 2020 Property Tax Levy

- 1) The first step in creating a budget for the FY 2021-2022 is to set a property tax levy for the next year.
- 2) The first chart shows the City's contributions to the Police and Fire Pension Funds since 2009 to 2020. Over the last 12 years local taxes have contributed a total of \$13,772,550 to these funds, however the City's unfunded liability has also grown and the City's contributions have increased 128%.
- 3) The second chart shows a steady growth in assessed valuation from 2013-2020 at about a 2 ½ to 3% per year.
- 4) The third chart shows the tax rate each year and show's the City's portion with around \$96,000 more next year as a result of property growth in the City.
- 5) The last chart shows the Property Tax Revenue Allocation per the 2020 Tax Levy and clearly most of the allocation is to the Police and Fire Pension Funds with very little of the property tax allocation going to General City Services.

The Administration is asking Council to authorize the City Attorney to draft a Property Tax Levy ordinance. **It was moved by Alderwoman Kelly and seconded by Alderman Pinedo to authorize City Attorney Spears to draft a Property Tax Levy for 2020 to be considered at the next Council Meeting.** **AYE:** Alderman Pinedo, Alderwoman Kelly, Aldermen Thomas, Daw (remotely) and Alderwoman Twomey (remotely). **NAY:** none **ABSENT:** Aldermen Cook, Wells and Heatherly **MOTION CARRIED.**

F. Commercial Building Rehabilitation Grant Request – 227 South Main Street

Administrator Steinbrecher explained to the Council that Jason Robbins has indicated that he is purchasing the former Term City Building located at 227 South Main Street. He is requesting grant assistance from the TIF Commercial Building Rehabilitation Program. He will be making repairs for a total cost of \$19,539.00. Mr. Robbins would be entitled to \$5,861.00 from the TIF Fund for this project. The Administration is recommending approval of the above-stated request. **It was moved by Alderman Daw (remotely) and seconded by Alderwoman Twomey (remotely) to approve granting Mr. Robbins \$5,861.00 from the TIF Fund for his rehabilitation of the former Term City Building. AYE:** Alderwoman Kelly, Aldermen Thomas, Alderwoman Twomey (remotely), Aldermen Daw (remotely) and Pinedo **NAY:** none **ABSENT:** Aldermen Cook, Wells and Heatherly **MOTION CARRIED.**

VI. ORDINANCES

A. 1st Reading

1. 20-029, Change of Zoning – 329 North 11th Street

Director Clark explained that this request is being unanimously recommended by the Plan Commission to change the zoning from B-2 (Neighborhood Commercial) to PS (Public Service) to construct an Office Building for the Park District at 329 North 11th Street. **It was moved by Alderman Daw (remotely) and seconded by Alderman Thomas to follow the recommendation of the Plan Commission and approve the above-stated change in zoning. AYE:** Alderman Pinedo, Alderwoman Kelly, Aldermen Thomas, Alderwoman Twomey (remotely) and Alderman Daw (remotely). **NAY:** none **ABSENT:** Aldermen Cook, Wells and Heatherly **MOTION FAILED DUE TO LACK OF QUORUM.**

2. 20-030, Change of Zoning – 109 East 6th Avenue

Director Clark said that this request is being unanimously recommended by the plan Commission to change the zoning from R-2 (Medium-Density Residential) to B-2 (Neighborhood Commercial) to construct a gravel parking lot on 109 East 6th Avenue East of Papa's Restaurant. **It was moved by Alderwoman Kelly and seconded by Alderman Thomas to follow the recommendation of the Plan Commission and approve the above-stated change in zoning. AYE:** Alderwoman Kelly, Alderman Thomas, Alderwoman Twomey (remotely), Alderman Daw (remotely) and Alderman Pinedo **NAY:** none **ABSENT:** Alderman Cook, Wells and Heatherly **MOTION FAILED DUE TO LACK OF QUORUM.**

City Attorney Spears stated Ordinance 20-029 and 20-030 would need to be brought back for a 2nd Reading at the November 16th Council Meeting.

VII. OTHER BUSINESS

There was none to be considered.

VIII. ADJOURNMENT

It was moved by Alderman Pinedo and seconded by Alderman Thomas to adjourn the November 2, 2020 meeting at 6:50 p.m. MOTION CARRIED by unanimous voice vote with the exception of Aldermen Cook, Wells and Heatherly, who were absent.

Mayor Rod Davies

City Clerk Susan S. Trevor