



**CITY OF MONMOUTH
COUNCIL MEETING MINUTES**



Date: Monday, May 3, 2021

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, Tony Cook, Alderwoman Susan Twomey, Aldermen Brian Daw, Jim Conard, Juan Pinedo, Dan Heatherly and Alderwoman Mary Kelly **Also Present:** Mayor Rod Davies, City Clerk Susan S. Trevor, Administrator Lew Steinbrecher, City Attorney Marcum Spears, Woodard and Curran Public Works Director Andy Jackson, Communications Director Ken Helms, Building and Zoning Director Joe Clark, MFD Chief Casey Rexroat and MPD Chief Joe Switzer **Members of the Press:** Jane Carlson, Register Mail

III. APPROVAL OF MINUTES

A. Approval of April 19, 2021 Council Meeting Minutes

It was moved by Alderman Cook and seconded by Alderwoman Kelly to approve the April 19, 2021 Council Meeting Minutes as presented. AYE: Aldermen Thomas, Cook, Alderwoman Twomey, Aldermen Daw, Conard, Pinedo, Heatherly and Alderwoman Kelly **NAY:** none **MOTION CARRIED.**

IV. PRESENTATION TO THE COUNCIL

A. Presentations or Citizen Inquiries

1. Presentation of Plaques

Mayor Davies presented a plaque to Roger Blackman, who retired April 30th, for his over 34 years of service to the City of Monmouth and thanked him for his dedication and professional oversight of the City's Water Treatment Plant. Next, the Mayor presented a plaque to Dan Heatherly to thank him for his dedicated service as 4th Ward Alderman for over 21 years and wished him well in his retirement.

B. Consent Agenda

1. Approval of Bills

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

2. Adjourn Sine Die

It was moved by Alderman Heatherly and seconded by Alderwoman Twomey to adjourn sine die. AYE: Alderwoman Twomey, Aldermen Daw, Conard, Pinedo, Heatherly, Alderwoman Twomey, Aldermen Thomas and Cook **NAY:** none **MOTION CARRIED.**

V. OTHER BUSINESS

1. Swearing-In of newly Elected Officials – Judge Standard

Judge Jim Standard swore in the following officials elected April 6, 2021:

Incumbent 1st Ward Alderman Justin Thomas

Incumbent 2nd Ward Alderwoman Susan Twomey

Incumbent 3rd Ward Alderman Juan Pinedo

Newly Elected 4th Ward Alderman John VanVleet

Incumbent City Clerk Susan S. Trevor

Incumbent Mayor Rod Davies

2. Return to Regular Session

It was moved by Alderwoman Kelly and seconded by Alderwoman Twomey to return to Regular Session. AYE: Aldermen Daw, Conard, Pinedo, VanVleet, Alderwoman Kelly, Aldermen Thomas, Cook and Alderwoman Twomey **NAY:** none **MOTION CARRIED.**

VI. COMMITTEE OF THE WHOLE

A. MACC Banners on Poles – Executive Director David Wise

David Wise, Executive Director of the Monmouth Area Chamber requested permission to utilize the brackets on poles around the square to place banners advertising the Farmers Market during the months of May through October. The Chamber will be responsible for putting them up and removing them. There are about 19- 21 banners. **It was moved by Alderman Daw and seconded by Alderman Conard to approve the above-stated request by the Chamber.**

AYE: Aldermen Conard, Pinedo, VanVleet, Alderwoman Kelly, Aldermen Thomas, Cook, Alderwoman Twomey and Alderman Daw **NAY:** none **MOTION CARRIED.**

B. Building and Zoning April Report – Director Clark

- ✓ Buffalo 67 encountered roof issues, which has caused a delay in their opening.
- ✓ Work had to be suspended on the North wall of the old Y.M.C.A. due to the separated parapet wall from the main structure. Further investigation is being done to determine the additional cost.
- ✓ LMP completed concrete work for a driveway, parking lot and sidewalk to employee entrance.
- ✓ J.B.'s Woodshed façade work is still waiting for installation of windows and awning.
- ✓ Untied Way is working on the changes to their façade.
- ✓ OSF Holy Family Medical Center is conducting abatement prior to renovation of 10,828 sq. ft. for additional surgery suites.
- ✓ Dame Fine Coffee is replacing their existing trailer with a new building for drive-up.
- ✓ Tin Cup Espresso on North Main Street has poured footings for the kiosk and the water and sewer has been hooked up.
- ✓ County Market completed the renovation of their liquor mart and received an occupancy permit.

C. Woodard and Curran March Report -- Director Jackson

- Joe McVey has been promoted to Superintendent of Streets
- Project Updates
 - a. The sewer project on East Broadway and South 6th is nearing completion with 10 homes having been reconnected to the new sewer and the road re-surfacing will begin next.
 - b. The project at the North WWTP is 80% complete and hopefully by the end of July it will be finished.
 - c. City-wide cleanup week started today and will continue through Friday.
 - d. Shred Day is scheduled at the Transfer Station on May 22 from 9:00 a.m. to Noon.
 - e. The fire department is flushing today in the Northeast quadrant of the City.

D. Commercial Building Rehabilitation Grant Reimbursement – 204/206 S. Main-Alfano’s

Administrator Steinbrecher explained that the Downtown TIF program was established to preserve and protect older downtown buildings. There have been 15-16 projects undertaken in this CDBG Rehabilitation Program. Alfano’s has submitted an application to replace the existing roof over their building at 204/206 S. Main Street and his request does meet the qualifications of the CDBG Rehabilitation Program and he would qualify for \$4,170 TIF Reimbursement. The Administration is recommending approval of Alfano’s application. **It was moved by Alderwoman Twomey and seconded by Alderman Pinedo to approve the CDBG Rehabilitation Program application for Alfano’s as stated above. AYE:** Aldermen Pinedo, VanVleet, Alderwoman Kelly, Aldermen Thomas, Cook, Alderwoman Twomey, Aldermen Daw and Conard. **NAY:** none **MOTION CARRIED.**

E. Letter of Intent for LRS

Administrator Steinbrecher explained that the City of Monmouth has recently been approached by Lakeshore Recycling Systems (LRS) with a proposal to buy the City’s Transfer Station. LRS is a regional recycling and waste management company covering northern Illinois and southern Wisconsin with a landfill in Atkinson serving western Illinois. They are proposing to purchase the City Transfer Station for two million (\$2,000,000) dollars and pay the City one (\$1.00) dollar per ton for an estimated annual revenue of about \$39,600 a year. LRS is also extremely interested in bidding on the City’s garbage collection contract when it is scheduled to be renewed in April 2022 as well as the recycling contract when it is renewed in April of 2023. Administrator Steinbrecher then introduced Dustin Reynolds, VP of Business Development for LRS to make a presentation. Mr. Reynolds gave the background of LRS as follows:

- ✚ Founded in 2001, LRS is the leading independent provider of recycling, diversion and non-hazardous, solid waste management services, as well as temporary services across Illinois and Wisconsin. It manages over 30% of northern Illinois and southern Wisconsin waste collection.
- ✚ LRS services over 550,000 households.
- ✚ LRS employs over 1200 employees.
- ✚ LRS has a well-maintained fleet of 293 packers and 114 roll-off trucks with an average age of less than 8 years.
- ✚ LRS’s full suite of services, residential collection, commercial roll-off and MRF- transfer function together on an integrated platform.
- ✚ LRS has built relationships with cities, villages, towns and other governmental agencies.

Mr. Reynolds then reviewed the highlights of LRS’s proposal to purchase the City’s Transfer Station.

- a. **Cash at close:** \$2,000,000
- b. **LRS MSW Host fee Agreement:** \$1per in-bound MSW ton payable to the City of Monmouth
- c. **Equipment:** All existing operating equipment
- d. **Seller Agreement:** City of Monmouth would execute approval and re-permitting of existing Transfer Station permit from 150 cubic yards to 150 tons per day with the IEPA prior to close.
- e. **Real Estate:** All existing business real estate such as surrounding land, transfer station lay-down lot yard, recycle centers, material recovery facilities not to include any post-closure landfill property.
- f. **Future Real Estate:** Review prospective shop terminal locations in the Monmouth city limits.
- g. **Certified Survey:** LRS to perform prior to close.

Mr. Reynolds concluded with stating that LRS would add 25-30 jobs in the first 12 months and would definitely add some capital improvements. Proposed closing would be June 30, 2021. Administrator Steinbrecher thanked Mr. Reynolds for his presentation and asked for Council's approval for the Mayor and him to negotiate with LRS for an agreement. **It was moved by Alderman Cook and seconded by Alderwoman Kelly to authorize Mayor Davies and Administrator Steinbrecher to negotiate with LRS regarding the proposal by LRS to purchase the City's Transfer Station. AYE:** Alderman VanVleet, Alderwoman Kelly, Aldermen Thomas, Cook, Alderwoman Twomey, Aldermen Daw, Conard and Pinedo **NAY:** none **MOTION CARRIED.**

F. Maple City Dairy Property Re-Use Plan

Administrator Steinbrecher explained that the City is seeking to utilize Federal money to re-use the old Maple City Dairy property. Prairies Hills along with the Library and Buchanan Center for the Arts committee hired a consultant to come up with a re-use plan of the property. A flexible venue with a parking lot, food carts, mobile vendors and outdoor programming was presented and the committee felt that it conformed to their vision of use for the property. Alderman Daw questioned the water run-off from the parking lot and Administrator Steinbrecher said that it would be a permeable surface with a green area and a sloping of the lot. At this point, it is just an informational plan with no formal action being requested.

VII. EXECUTIVE SESSION

A. Per Illinois Statute/ILCS 120/2 to Consider Sale of Real Estate with possible action upon return to Regular Session.

1. It was moved by Alderman Cook and seconded by Alderman Pinedo to go into Executive Session at 6:53 p.m. to consider Employee Compensation. AYE: Alderwoman Kelly, Alderman Cook, Alderwoman Twomey, Aldermen Daw, Conard, Pinedo and VanVleet **NAY:** none **RECUSE:** Alderman Thomas **MOTION CARRIED.**

2. It was moved by Alderman Daw and seconded by Alderwoman Kelly to return to Regular Session at 7:50 p.m. AYE: Aldermen Thomas, Cook, Alderwoman Twomey, Aldermen Daw, Conard, Pinedo, VanVleet and Alderwoman Kelly **NAY:** none **MOTION CARRIED.**

VIII. ADJOURNMENT

It was moved by Alderman Daw and seconded by Alderwoman Twomey to adjourn the May 3, 2021 meeting at 7:50 p.m. MOTION CARRIED by unanimous voice vote.

Mayor Rod Davies

City Clerk Susan S. Trevor