



City Council Meeting Summary 08.03.2020

*Next City Council Meeting – August 17th at 6:00 PM
Official Minutes available at www.cityofmonmouth.com*

0- Public Hearing for DCEO Rebuild Illinois Grant

The City and DCEO are currently pursuing a grant through the Community Development Block Grant to replace a large section of water main on West Harlem Avenue. The City has had several successful CDBG grant awards in the past and is recently completing one such project on East Euclid Avenue. Tonight's meeting was to hear, and questions or comments on the application and is required by law.

No members of the public wished to ask any questions regarding the application.

1- Presentations Or Citizen Inquiries

No presentations were made to City Council this evening.

2- WIRC Presentation on Services They Provide to Communities

WIRC Victim Services spoke to City Council about the various services that they provide to the community. These services include victim advocacy, violence prevention programs, professional training, policy education and sexual harassment training. WIRC also offers review and advisory services for violence and sexual harassment policies.

More information on the services WIRC provides may be found at <http://wirpc.org/>

3- Neiman Foods Liquor License Request

Neiman Foods would like to offer electronic gaming at their Monmouth County Market location. Since electronic gaming is regulated by the State of Illinois and the particular class of liquor license that the establishment holds, Neiman Foods is required to apply for a change to their existing license class. If County Market were to establish online gaming at their location, it would be located in the former US Cellular space and will be segmented from the main shopping area. The area will be restricted to 21 years of age and over. County Market has video gaming in multiple other locations and has found it to be marketable to their clients.

City Council discussed the existing businesses that offer video gaming at their locations and their historical stance on gambling parlors.

A motion was made to allow Neiman Foods a class 1 liquor license and was denied.

3- Commercial Building Rehabilitation for 1201 West Broadway

This project involves Monmouth's TIF district program. The program is funded through the use of restricted TIF funds that may not be used for expenses that are not directly related to economic development. No general fund revenues are used to fund this program.

Mr. Chase Gibb, who owns three restaurants in Iowa, has purchased the old Barnstormers building off West Broadway Avenue at the intersection of the Highways 34/67 Bypass and plans to undertake significant rehabilitation work to open a new restaurant at that location. In addition to the cost of purchasing the building, Chase Gibb will invest an additional \$174,832.50 in rehabilitating this building to protect its structural integrity and bring it up to current construction code standards. Significant improvements will include repair and replacement of roof trusses and roof panels, installation of a new rooftop HVAC unit, and installation of a new 100-amp electrical panel system with new wiring to meet the international building code. This work will preserve and maintain this commercial structure for many years and, coupled with interior renovations and new outside landscaping, improve the overall appeal of the new restaurant.

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. It leverages a new private investment with a 5.5 to 1 ration, not to mention the restoration of essential state sales tax and local home rule sales tax revenues to the City of Monmouth.

A motion was made to approve this application and authorize staff to reimburse Mr. Gibb these funds once all rehabilitation work has been completed and inspected, upon submittal of documentation that all invoices have been paid. The motion was **approved**.

4. Patton Block Grill and Brewpub Façade Grant

This project involves Monmouth's façade program. The program is funded through the use of restricted TIF funds that may not be used for expenses that are not directly related to economic development. No general fund revenues are used to fund this program.

The new Patton Block Grill and Brewpub has submitted an application to Monmouth's Façade Program for partial reimbursement on its upcoming façade improvements. These improvements will include two new awnings, a sign, and outdoor lighting. The total project cost is \$8500, and they are seeking reimbursement of \$4250. The plans have been reviewed by the façade committee and have received a favorable recommendation for approval.

A motion was made to follow the façade committee's recommendation and was **Approved**.

5- Building and Zoning Monthly Report – Director Clark

- The YMCA passed final inspection is currently open for business
- Strom Center's façade repair has been completed and the City is still pursuing additional grants to improve the building

- Love's Travel Stops is very far ahead of schedule in the construction of the building and is anticipating an opening in the next two weeks.
- Director Clark thanked Alderman Wells for the COVID-19 precautionary partitions he built for City Hall.

6- Woodard and Curran Monthly Report – Director Jackson

- The City received the renewed permit from the Illinois Environmental Protection Agency that governs the City's wastewater treatment plant effluent discharge. Several new requirements are included in the permit, including seasonal disinfection, nutrient removal optimization & reduction plans, capacity management operations and maintenance program for the sewer collection system, along with the existing parameters and discharge limits.
- The CSO Phase 2 upgrades are proceeding as planned with commissioning and start-up taking place by mid-August.
- The East Euclid CDBG water main project started on July 13th. To date, the water main is installed, connected at North 1st Street and North 6th Street, and disinfection is completed. Laverdiere can now begin service connections and cross main tie ins. The road paving project to follow will be let for bid in early August.

7- Amendment to Engineering Services Agreement for North Plant Upgrade

This item is part of a long-term project to improve the North Wastewater Pre-treatment Facility. The pre-treatment facility is required by the EPA and treats the organic waste stream produced by Smithfield Foods before it is allowed to enter Monmouth's primary treatment facility. Expenses for these improvements, as well as costs associated with its continued operation, are the responsibility of its sole user. No general fund or tax revenue is used for upgrades or maintenance. To date, this project is \$186,000 under budget.

The City has recently been undergoing improvements to its pre-treatment facility as it is nearly 50 years old. These improvements will allow for greater stability in operations as well as the ability to handle additional capacity as Monmouth's industrial partner expands operations. This amendment to the existing services agreement is for implementation of technology that allows for remote monitoring and control of various aspects of the plant. The change also includes a lagoon cover and flare replacement as well as all applicable permits through the Bureau of Air.

A motion was made to approve the engineering services amendment and was **approved**.

8- Change order #1 to Leander Construction Contract for N. Plant Upgrade

This item is part of a long-term project to improve the North Wastewater Pre-treatment Facility. The pre-treatment facility is required by the EPA and treats the organic waste stream produced by Smithfield Foods before it is allowed to enter Monmouth's primary treatment facility. Expenses for these improvements, as well as costs associated with its continued operation, are the responsibility of its sole user. No general fund or tax revenue is used for upgrades or maintenance. To date, this project is \$186,000 under budget.

While the City has been undergoing improvements to its pre-treatment facility, there have been numerous small field order change requests to the contract. These are often submitted when a contractor finds an appropriate way to lower expenses or when additional upgrades are requested. One example of a change order is the implementation of shut-off gates to the wastewater lagoon. These are easily added during the replacement of the lagoon cover but were not in the original design. Another example is a expenditure credit that will be applied after a contractor was able to lower the cost of one aspect of the electrical work by \$19,100. There are 6 field orders, totaling \$26,016.22 in additional expenses. A motion was made to approve the change order and was **approved**.

8- Ordinances and Resolutions

1. 20-011 Resolution of Support and Commitment of Local Funds for CDBG Block Grant

The City is currently pursuing a CDBG grant for water main replacement on West Harlem Avenue. As the CDBG grant does not cover 100% of the costs for this particular project, a resolution of support and commitment is required. If awarded, the CDBG grant will cover \$550,000 of the \$810,000 project cost. The local match portion of the grant will be covered by the City's Water and Sewer revenue account.

A motion was made for approval and was **approved**.

2. 20-022 Establishing the TIF interested Parties Registries

The City has been conducting a feasibility study on expanding the downtown TIF district to include parcels on North and South Main Street. An expansion of the TIF district will bring numerous economic advantages to businesses who wish to invest in the community and conduct commerce here.

While conducting a feasibility study, the City's TIF consultant has recommended the establishment of a registry of interested parties. The City Clerk will maintain this registry, and the City's TIF consultant will establish contact with property owners that are in the proposed district.

A motion was made for approval and was **approved**.

9- Other Business

No other business was discussed this evening.

10- Executive Session

No executive session was held this evening.

Report compiled by Ken Helms, City Of Monmouth

CITY OF MONMOUTH				
Summary of Expenses				
As of July 16, 2020				
	2020-2021	Monthly	YTD	% Expended
	Budget	Expense	Expense	YTD
GENERAL FUND				
Municipal Operations	\$ 1,540,479.00	\$ 57,255.14	\$ 270,092.07	17.53%
IT Support	101,046.00	3,148.80	18,441.39	18.25%
Solid Waste	817,512.00	68,982.94	158,587.50	19.40%
Social Security/IMRF	123,000.00	3,693.86	24,856.73	20.21%
Boards & Commissions	5,500.00	90.00	265.00	4.82%
Police Department	3,533,670.00	112,727.49	566,177.79	16.02%
Zoning Department	134,800.00	3,076.01	14,713.87	10.92%
Fire Department	2,498,343.00	67,924.52	393,488.78	15.75%
GENERAL FUND	\$ 8,754,350.00	\$ 316,898.76	\$ 1,446,623.13	16.52%
CEMETERY FUND				
	\$ -	\$ -	\$ -	0.00
FIRE TRUCK RESERVE				
	\$ 295,000.00	\$ -	\$ 239,632.49	81.23%
DEBT SERVICE FUND				
	\$ 2,295,610.00	\$ -	\$ 414,720.25	18.07%
MOTOR FUEL TAX FUND				
	\$ 410,000.00	\$ -	\$ 53,307.25	13.00%
LOCAL MOTOR FUEL TAX FUND				
	\$ 150,000.00	\$ -	\$ 3,106.50	2.07%
INTERNAL SERVICE FUND				
	\$ 1,011,160.00	\$ -	\$ 159,889.50	15.81%
DOWNTOWN FAÇADE				
	\$ 15,000.00	\$ -	\$ 7,500.00	50.00%
WATER AND SEWER FUND				
	\$ 5,990,892.00	\$ 479,526.77	\$ 1,478,034.20	24.67%
Bond Proceeds (Capital Projects)		\$ -	\$ 588,355.32	
Smithfield \$3 M loan		\$ 61,000.00	\$ 446,910.71	
REVOLVING LOAN FUND				
	\$ -	\$ -	\$ -	0.00%
HOMESTEAD FUND				
	\$ 10,000.00	\$ -	\$ -	0.00%
CDAP HOUSING GRANT				
	\$ -	\$ -	\$ 50,312.55	0.00%
TIF DOWNTOWN #1				
	\$ 230,200.00	\$ -	\$ 44,917.68	19.51%
TIF NORTH 6TH #2				
	\$ 48,000.00	\$ -	\$ -	
This is not a month end report of all funds.				