



## **City Council Meeting Summary 07.06.2020**

*Next City Council Meeting – July 20th at 6:00 PM  
Official Minutes available at [www.cityofmonmouth.com](http://www.cityofmonmouth.com)*

### **1- Presentations Or Citizen Inquiries**

No presentations were made to City Council this evening.

### **2- Building and Zoning Monthly Report – Director Clark**

- The YMCA has completed the water features and has started prepping for final IDPH inspection
- The Patton Block Grill and Brewpub has started completed the restaurant and has started carryout service
- Smithfield Foods has begun construction of 3, 30'x50' structures that will enable symptom screening and storage of personal items. These structures will be outside the main facility and are part of Smithfield's COVID-19 precautions to prioritize the safety of their workers during the pandemic

### **3- Woodard and Curran Monthly Report – Director Jackson**

- Clean up week went relatively well overall and was completed within the scheduled week of June 8th without any significant issues.
- The West 11<sup>th</sup> Avenue utility extension and road resurfacing project has been completed and is open to the public.
- The East Euclid water main replacement project will begin on July 13th. The project is grant-funded under the State CDBG program.
- The public works department completed 292 work orders during the month

### **4- J.B.'s Woodshed 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 owner of the Woodshed has applied for a Façade Improvement Grant to improve the appearance of the front of the building. The improvements will include the removal of the covering over the transom area and replacement with windows that aesthetically match the building. The current awning of the building will also be replaced, and the lower windows will be enlarged. The total cost for this 2<sup>nd</sup> stage of improvements is \$16,700 and follows a previous investment of \$76,000 by the owner.

The building plans were presented to the façade committee and were forwarded with a recommendation for approval to City Council. Under Monmouth's Façade program, the building will qualify for partial reimbursement of the \$16,700 investment.

A motion was made to follow the façade committee's recommendation and reimburse J.B.'s Woodshed for **\$7500**. The motion was **approved**.

### **5- Building Rehabilitation 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.*

Brian Miller, owner of the former YMCA building and the attached gymnasium to the rear, has plans to correct and straighten a bulge in the upper portion of the north wall of the gymnasium along East 1st Avenue, where bricks have been compromised over the years as a result of water damage. The proposed repair work includes the removal of the select window frames on the 2nd and 3<sup>rd</sup> floors. After the window frames are removed, brick and mortar will be installed to match the existing structure. The cost of this repair work will be \$21,482 based on a work contract between the owner, Brian Miller, and the contractor, Derrick Cooper, from At-Co Masonry. This request went before the Façade committee and received approval with the requirement that the roof is replaced within 1 year to prevent additional deterioration of the wall.

A motion was made to follow the façade committee's recommendation and reimburse Brian Miller for \$7,000. The motion was **approved**.

### **6- Refinancing Debt to Lower Interest Rates/Costs**

The City Of Monmouth currently has a bond series from 2010 that is at a higher interest rate than the current market is. The City would like to refinance the bond to lower the interest rate. A refinancing would save approximately \$40,000 a year and would not extend the term of the bond.

A motion was made to allow the City Administrator to proceed with discussions on refinancing the bond. The motion was **approved**.

### **7- Extend Outdoor Seating to October 31st, 2020**

When Governor Pritzker declared Phase 3, The City implemented a no-cost outdoor seating permit that allowed businesses who did not previously have outdoor seating to implement seasonal seating quickly.

Monmouth's previous outdoor seating programs required an extended approval process and had restrictions that were not conducive to speedy implementation. Several businesses have opted to take advantage of the outdoor seating and have requested to continue the practice until the end of the season. City Hall and the Police Department have not received any complaints regarding the use of outdoor seating, and city administration has made a favorable recommendation to continue as a trial

run. If the expanded outdoor seating continues to see a positive response, City Council may take the current ordinances under review with possible changes to it at a later date.

A motion was made to extend the outdoor seating and was **approved**.

### **8- Engineering Service Agreement for Airport Hangar**

*This project is being funded through restricted funds that are derived from the federal aviation trust fund and insurance funds that were obtained after the airport hangar caught fire last year. No general funds are being used for this project.*

At the last City Council meeting, City Council approved to begin reconstruction of a new airport hangar on the west end of the runway. In order to proceed the City's airport engineer must begin design and permitting for the new hangar.

A motion was made to approve the service agreement with Hutchinson Engineering. The motion was **approved**.

### **9- Ordinances and Resolutions**

#### **1. Declaration of Surplus Property**

The fire department would like to declare 2 self-contained breathing apparatuses surplus. The department no longer needs these SCBAs as new models were purchased in the past. After the declaration, the SCBAs will be sold to a local volunteer fire department.

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

#### **2. Setback Variance, 221 East Broadway**

The Methodist Church is requesting a setback variance of 18' from the property line to accommodate a rebuilding of the sanctuary. The variance was presented to the Zoning Board Of Appeals last week and received a favorable recommendation for approval. All adjacent property owners were notified, and none objected to the variance.

A motion was made to follow the board's recommendation and was **approved**.

#### **3. Special Use Variance – 832 North B Street**

The owner at 832 North B Street would like to operate a barbershop out of the home. The variance was presented to the Zoning Board of Appeals last week and received a favorable recommendation for approval. All adjacent properties were notified, and none objected to the variance.

A motion was made to follow the board's recommendation and was **approved**.

### **10- Other Business**

No other business was discussed this evening.

**11- 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 June 30, 2020				
	2020-2021	Monthly	YTD	% Expended
	Budget	Expense	Expense	YTD
GENERAL FUND				
Municipal Operations	\$ 1,540,479.00	\$ 110,734.77	\$ 211,474.03	13.73%
IT Support	101,046.00	10,364.35	15,292.59	15.13%
Solid Waste	817,512.00	85,917.06	89,604.56	10.96%
Social Security/IMRF	123,000.00	7,573.70	21,162.87	17.21%
Boards & Commissions	5,500.00	-	175.00	3.18%
Police Department	3,533,670.00	182,518.86	453,450.30	12.83%
Zoning Department	134,800.00	5,431.63	11,637.86	8.63%
Fire Department	2,498,343.00	141,432.53	325,564.26	13.03%
GENERAL FUND	\$ 8,754,350.00	\$ 543,972.90	\$ 1,128,361.47	12.89%
CEMETERY FUND				
	\$ -	\$ -	\$ -	0.00
FIRE TRUCK RESERVE				
	\$ 295,000.00	\$ -	\$ 239,632.49	81.23%
DEBT SERVICE FUND				
	\$ 2,295,610.00	\$ -	\$ 303,455.75	13.22%
MOTOR FUEL TAX FUND				
	\$ 410,000.00	\$ -	\$ 14,522.50	3.54%
LOCAL MOTOR FUEL TAX FUND				
	\$ 150,000.00	\$ -	\$ -	0.00%
INTERNAL SERVICE FUND				
	\$ 1,011,160.00	\$ -	\$ 80,372.46	7.95%
DOWNTOWN FAÇADE				
	\$ 15,000.00	\$ -	\$ -	0.00%
WATER AND SEWER FUND				
	\$ 5,990,892.00	\$ 522,613.87	\$ 998,528.50	16.67%
Bond Proceeds (Capital Projects)		\$ 165,444.50	\$ 588,355.32	
Smithfield \$3 M loan		\$ 141,937.10	\$ 385,910.71	
REVOLVING LOAN FUND				
	\$ -	\$ -	\$ -	0.00%
HOMESTEAD FUND				
	\$ 10,000.00	\$ -	\$ -	0.00%
CDAP HOUSING GRANT				
	\$ -	\$ -	\$ 32,670.00	0.00%
TIF DOWNTOWN #1				
	\$ 230,200.00	\$ -	\$ 4,687.50	2.04%
TIF NORTH 6TH #2				
	\$ 48,000.00	\$ -	\$ -	
This is not a month end report of all funds.				