



## CITY OF MONMOUTH COUNCIL MEETING MINUTES



**Date:** Monday, March 1, 2021

**Time:** 6:00 p.m.

**Location:** 100 East Broadway  
Monmouth, Illinois

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

### III. APPROVAL OF MINUTES

#### A. Approval of February 16, 2021 Public Hearing and Council Meeting Minutes

**It was moved by Alderwoman Kelly and seconded by Alderman Cook to approve the February 16, 2021 Public Hearing and Council Meeting Minutes as presented. AYE:** Aldermen Thomas, Cook, Alderwoman Twomey (remotely), Aldermen Daw, Conard, Pinedo, Heatherly and Alderwoman Kelly **NAY:** none **MOTION CARRIED.**

### IV. PRESENTATION TO THE COUNCIL

#### A. Presentations or Citizen Inquiries (All inquiries are limited to 3 minutes per City Ordinance)

1. Mike Sheid, owner of The Tin Cup, thanked the City for all its support of small businesses in Monmouth. He especially was grateful for the TIF Grant that helped with the construction of his drive-through on the side of his business. He expressed that he thought the City did a great job in providing notifications to small businesses concerning applying for grants to assist them with upgrading their businesses as well as grants to help with re-imburements for losses incurred during the COVID-19 restrictions. He also was appreciative of the City working to provide a solution to the water problems in the basement of the Tin Cup.

#### B. Consent Agenda

##### 1. Approval of Bills

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

## **V. COMMITTEE OF THE WHOLE**

### **A. ICS Request to vacate the 200 Block of West Archer Avenue**

Mayor Davies informed the Council that he had been contacted by ICS to remove from consideration their request to vacate the 200 block of West Archer Avenue at this time.

### **B. Building and Zoning February Report – Director Clark**

- ✓ The old Maple City Dairy Building is totally demolished with the clean-up and backfill almost complete.
- ✓ Buffalo 67 is still working on finishing their interior renovation and is hoping for a soft opening in April.
- ✓ J.B.'s Woodshed will finish their façade work when the temperature is proper.
- ✓ The self-serve pump at the airport should be in operation early this month after the Fire Marshall's inspection.
- ✓ Grants were received for the demolition of 925 S. D and 700 S. 2<sup>nd</sup>. The demolitions of the properties will be going out for bids shortly.

### **C. Request for Reserved Parking Space – NW Quadrant – Stanton Insurance**

Administrator Steinbrecher explained that he had received a request from Jeff Stanton of Stanton Insurance to reserve a parking space in front of his business in the NW quadrant of the square. Jeff had noticed that the City had allowed Patton Block Brewpub and Grille to have a reserved space for carryout. Parking has been an issue for his customers in this quadrant partially due to when Court is in session in the Courthouse. The Administration has reviewed his request and at this time does not have a recommendation. After discussion, the Mayor said that the Administration would review the situation further and bring it back to the Council for consideration.

### **D. Approval of RFP for City Owned Property – 200 Block of East Jackson**

The Mayor deferred the discussion of the RFP received for the City owned property in the 200 block of East Jackson to be considered in conjunction with Ordinances 21-006 and 21-007.

### **E. Application for Downtown TIF Commercial Building Rehabilitation Grant – 227 S. Main Street**

Administrator Steinbrecher explained that Jason and Bryan Robbins, who are the new owners of the former Term City building, have applied for a TIF Commercial Building Rehabilitation Grant to help with additional HVAC and electrical work that is necessary as the existing HVAC and electrical is not adequate to serve the whole building. They were awarded a previous grant under this program, but this was additional work that was discovered after they applied for the previous grant. The Administration is recommending approval of \$9,100.37, which is the 30% eligible portion of the total cost of \$40, 684. **It was moved by Alderman Heatherly and seconded by Alderman Cook to approve a TIF Commercial Building Rehabilitation Grant of \$9,100.37 to Jason and Bryan Robbins for 225 S. Main Street.** **AYE:** Alderwoman Twomey (remotely), Aldermen Daw, Conard, Pinedo, Heatherly, Alderwoman Kelly, Aldermen Thomas and Cook **NAY:** none **MOTION CARRIED.**

#### **F. Term Sheet Agreement with Land Management Partners – 721 N. Main Street**

This Term Sheet Agreement with LMP would define more clearly the previously passed Inducement Resolution for their project of renovating the existing house-office space at 721 N. Main Street to create a modern office building. The total cost would be approximately \$440,000 of which \$330,000 would be TIF eligible funds. It would be a performance-based contract with no general tax funds being used. The Administration is recommending approval.

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

#### **VI. ORDINANCES**

##### **A. 1<sup>st</sup> Reading**

##### **1. 21-006, Authorizing the Sale of Property – 200 Block of East Jackson**

Administrator Steinbrecher reminded the Council that they had previously approved putting out a request for a proposal (RFP) for the sale of City owned property in the 200 block of East Jackson. The only RFP received was from Monmouth Townhomes, LP. The developer, Monmouth Townhomes, LP asked for an extended closing date of June 30, 2021 and provided an estimated construction start date of September 10, 2021. With Council approval the project can move forward. The RFP included the following terms:

- 44 duplex units will be constructed.
- Each unit will have a one-car garage and driveway.
- A washer and dryer will be included in each unit.
- A clubhouse and community playground will be part of the development.
- Construction of the buildings will be wood-framed and slab-on-grade.
- In order for the developer to achieve a higher project score on additional State and Federal programs, the City will sell the land to Monmouth Townhomes, LP for \$1.00. The current fair market value of the land is \$183,000.
- In turn, the developer will pay \$183,000 to the City of Monmouth for the development review and administration process. These review fees are usually waived for land in the Enterprise Zone, but due to the project requirements, they are being assessed in this project.
- The developer will be responsible for all the infrastructure for this development.

##### **2. 21-007, Authorizing the Execution of a TIF District Redevelopment Agreement by and between the City of Monmouth, Warren County and Monmouth Townhomes, LP**

Administrator Steinbrecher continued with explaining that Ordinance 21-007 is a redevelopment agreement that outlines all the items from the RFP submitted by Monmouth Townhomes, LP and states that the maximum eligible reimbursement for the project is \$5,244,000. The re-imbursement of the project expenses will come from additional property taxes that the development generates with no general fund revenue being used. The Administration is recommending approval of both Ordinances 21-006 and 21-007 as presented.

**It was moved by Alderman Heatherly and seconded by Alderman Daw to approve Ordinances 21-006 and 21-007 as presented. AYE:** Aldermen Conard, Pinedo, Heatherly, Alderwoman Kelly, Aldermen Thomas, Cook, Alderwoman Twomey(remotely) and Daw **NAY:** none **MOTION CARRIED.**

**VII. EXECUTIVE SESSION**

**A. Per Illinois Statute 5 ILCS 120/2 to consider Collective Bargaining Negotiations**

**1. It was moved by Alderman Daw and seconded by Alderman Conard to go into Executive Session to consider Collective Bargaining Negotiations at 6:25 p.m. AYE:** Aldermen Pinedo, Heatherly, Alderwoman Kelly, Alderman Cook, Alderwoman Twomey (remotely), Alderman Daw and Alderman Conard **NAY:** none **RECUSE:** Alderman Thomas **MOTION CARRIED.**

**2. It was moved by Alderman Heatherly and seconded by Alderman Conard to return to Regular Session at 6:37 p.m. AYE:** Alderman Heatherly, Alderwoman Kelly, Aldermen Thomas, Cook, Alderwoman Twomey (remotely), Aldermen Daw, Conard and Pinedo **NAY:** none **MOTION CARRIED.**

**VIII. OTHER BUSINESS**

There was none to be considered.

**IX. ADJOURNMENT**

**It was moved by Alderman Heatherly and seconded by Alderman Daw to adjourn the March 1, 2021 meeting at 6:37 p.m. MOTION CARRIED by unanimous voice vote.**

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**Mayor Rod Davies**

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**City Clerk Susan S. Trevor**