



**CITY OF MONMOUTH
COUNCIL MEETING MINUTES**

Date: Monday, November 1, 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 (remotely), Jim Conard, Juan Pinedo, Alderwoman Mary Kelly and Alderman John VanVleet **Also Present:** Mayor Rod Davies, City Clerk Susan S. Trevor, City Administrator Lew Steinbrecher, City Attorney Marcum Spears, Building and Zoning Director Joe Clark, Communications Director Ken Helms, MFD Chief Casey Rexroat, MPD Chief Joe Switzer and Woodard & Curran Public Works Director Andy Jackson

III. APPROVAL OF MINUTES

A. Approval of October 18, 2021 Council Meeting Minutes

It was moved by Alderwoman Kelly and seconded by Alderman Cook to approve the October 18, 2021 Council Meeting Minutes as presented. AYE: Aldermen Thomas, Cook, Alderwoman Twomey, Aldermen Daw (remotely), Conard, Pinedo, Alderwoman Kelly and Alderman VanVleet **NAY:** none **MOTION CARRIED.**

IV. PRESENTATION TO THE COUNCIL

A. Presentations or Citizen Inquiries

There were no presentations or inquiries to be heard.

1. Proclamations

a. General Aviation Appreciation Month

Mayor Davies announced that this Proclamation declaring General Aviation Appreciation Month to be observed during the month of November would available for viewing in the City Hall Lobby.

b. Veterans Day on November 11, 2021

Mayor Davies read the Proclamation declaring November 11, 2021 as Veterans Day honoring our service men and women who have risked their lives to protect the interests of our country and defend our freedoms as well as the sacrifices made by the family members who support these service men and women.

B. Consent Agenda

1. Approval of Bills

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

V. COMMITTEE OF THE WHOLE

A. Building and Zoning Report – Director Clark

1. Façade Grants

- ✓ J.B's Woodshed will not be completed until Spring of 2022 due to awaiting installation of new awning.
- ✓ United Way just installed their new sign and is awaiting the installation of their new awning, which will complete their project.

2. Strong Community Demolition Grants

- ✓ 1018 S. Main's asbestos abatement is completed.
- ✓ 322 W. 5th is demolished.

3. Open Projects

- ✓ OSF is continuing with renovations for their new ER.
- ✓ Scooter's Coffee Kiosk at Fareway has completed the footings, foundation and infrastructure.
- ✓ The Park District's new office on N. 11th has completed their infrastructure for their building.
- ✓ Maple City Warehouse building on 600, 610 W. 9th and West 10th is being renovated and has started construction for loading and receiving docks.
- ✓ LMP has completed their inside renovation and is finishing their outside landscaping.
- ✓ Vaughns' Building has a new rear entrance door and the sanding of the interior floor has started.

4. TIF Projects

- ✓ The old Review Atlas and new Community Recreational Center building has had a new 6" water service installed for their sprinkler system and for water service to their building.
- ✓ Renovation work on the building at 227 S. Main Street owned by Robbins and Treat, LLC. is almost complete.
- ✓ Construction of a new fire escape and custom construction on the 208 S. Main Street building owned by Robbins Resource Management is nearing completion.

5. Rental Registration

About half the City's total rental property owners took advantage of the free rental registration in the month of October. Letters have been sent to the remainder of owners to advise them of the rental registration fee and fines if the registration fee is not paid.

B. Woodard and Curran September Report – Director Jackson

- Water and sewer lines have been installed for the Monmouth Townhomes project.
- North 5th Street water main replacement material has arrived and the contractor is hoping to start the replacement next week.
- Bob Evans of C & D Electric has submitted an application for a \$50,000 grant to replace the VFD pumps at the NWTP, which he probably won't be notified whether he received the grant until early next year.

- The seasonal workers were done last Thursday for the year.
- The leaf pick-up will be extended until December 17th due to the late Fall season.
- The disinfection project design is 40% completed.
- Ken Helms is reviewing the equipment list for the SCADA system
- The application for the downtown sewer project will be submitted to the USDA later this year.
- The rain garden in the Monmouth-Roseville High School parking lot project to address some of the City's CSO issues has been submitted to the IEPA.
- IDOT has indicated that the West Harlem project has made the anticipated bid list for April 2022; however the City might want to this push back for another 3 months in order to get all its funding in place as several grant applications for this project are still in the process of obtaining approval.

C. Approval of Residential Solid Waste Collection Bid

Administrator Steinbrecher explained that three bids for Residential Solid Waste Collection were received and opened at City Hall on October 26th. The bids were reviewed and Lakeshore Recycling Systems submitted the lowest bid of \$3,090,384 for a 7-year contract. They stated that they would purchase all new trucks, which will all be serviced locally. The City will be paid on a per ton basis for all garbage collected. Lakeshore also indicated that the City should be able to freeze fees against any increases for the first 5 years of the contract. The Administration is asking approval to enter into negotiations with Lakeshore Recycling Systems for a Residential Solid Waste Collection contract. **It was moved by Alderwoman Kelly and seconded by Alderman Pinedo to authorize Administrator Steinbrecher to enter into negotiations with Lakeshore Recycling Systems to formulate a contract for Residential Solid Waste Collection. AYE:** Alderwoman Twomey, Aldermen Daw (remotely), Conard, Pinedo, Alderwoman Kelly, Aldermen VanVleet, Thomas and Cook **NAY:** none **MOTION CARRIED.**

D. 2021 Property Tax Levy Presentation – Administrator Steinbrecher

- ✚ Local taxes have contributed a total of \$15,542,550 to the Police and Fire pensions over the last 13 years; however even with these significant increases in contributions, the City's unfunded liability has grown during this same time frame.
- ✚ In the past 10 years, the City's contributions to the Police and Fire pensions have increased 142%.
- ✚ The growth in assessed valuation has shown very slight increases since 2017.
- ✚ The projected increase in the property tax rate is entirely caused by the City's continually **incommensurable State mandated** increases in public safety pension contributions.
- ✚ 70.7% of the City's Property Tax Levy is used to make the mandatory contributions to the Police and Fire pension funds resulting in the City having to reduce its allocation to the General Fund in order to make the mandatory contributions.

Administrator Steinbrecher said that the Budget Ordinance needs to be passed by the end of December and the Council will need to authorize City Attorney Spears to draft a budget ordinance. **It was moved by Alderwoman Twomey and seconded by Alderman VanVleet to authorize City Attorney Spears to draft a budget ordinance for the coming fiscal year of 2022-2023. AYE:** Aldermen Daw (remotely), Conard, Pinedo, Alderwoman Kelly, Aldermen VanVleet, Thomas, Cook and Alderwoman Twomey **NAY:** none **MOTION CARRIED.**

E. Discussion of Permitting of a Recreational Marijuana Dispensary

Administrator Steinbrecher explained that the City Administration has been approached by a businessman from Elgin, Illinois concerning opening a recreational marijuana dispensary in the City of Monmouth. The Administration wants to receive direction from the Council as to whether this is something they would allow. The City would receive a 3% excise tax if it is adopted. The businessman's name is David Dorgan and he is here tonight to explain his proposal.

Mr. Dorgan informed the Council that his company has been given two recreational marijuana dispensary licenses which would allow them to open dispensaries in southern Illinois and western Illinois. His company is small consisting of just two people at the present. He estimated that the revenue to the City from the marijuana sales might be around \$180,000. When asked how soon he would begin his operation if approved, he responded that at present the dispensaries are in limbo due to several court cases. When those cases are settled, each licensee would be given 180 days to open a facility; therefore, that is why he is trying to be prepared prior to the settlement of those cases. When asked about the size of the facility, he replied that functionality was more of a consideration than the actual size of a building.

It was moved by Alderman Conard and seconded by Alderman VanVleet to authorize City Attorney Spears to draft two ordinances allowing for an excise tax and for permitting a recreational marijuana dispensary in the City of Monmouth. AYE: Aldermen Conard, Pinedo, Alderwoman Kelly, Aldermen VanVleet, Thomas, Cook, Alderwoman Twomey and Alderman Daw (remotely). **NAY:** none **MOTION CARRIED.**

VI. RESOLUTIONS

A. 21-006, Resolution of Support and Commitment of Local Funds for Proposed Community Development Grant (CDBG) Program Grant Application to Illinois Department of Commerce and Economic Opportunity (DCEO)

Administrator Steinbrecher explained that this is very similar to previous resolutions of support for CDBG projects and this is simply a commitment of local funds for this CDBG project. **It was moved by Alderman Cook and seconded by Alderman VanVleet to approve the above-stated resolution for commitment of local funds for the CDBG Grant. AYE:** Alderman Pinedo, Alderwoman Kelly, Aldermen VanVleet, Thomas, Cook, Alderwoman Twomey, Aldermen Daw (remotely), and Conard **NAY:** none **MOTION CARRIED.**

VII. OTHER BUSINESS

There was none to consider.

IX. ADJOURNMENT

It was moved by Alderman Cook and seconded by Alderwoman Twomey to adjourn the November 1, 2021 meeting at 6:40 p.m. MOTION CARRIED by unanimous voice vote.

Mayor Rod Davies

City Clerk Susan S. Trevor