

The July 10th, 2023, Council Meeting was called to order at 7:00pm in Council Chambers. Councilmembers Colomer, Baker, and Komnick were present along with Mayor Moore, City Manager Gary Bradley, City Clerk Kasey Mitchell, and City Attorney Justin Raver. Councilmember Faber was absent.

The Pledge of Allegiance was recited, followed by a moment of silence for our troops.

The Consent Agenda included:

- A. Minutes from the Council Meeting on June 26th
- B. Payroll for the pay period ending July 1st in the amount of \$233,094.50.
- C. Staff Reports

A motion to approve the consent agenda items was made by Councilmember Colomer and seconded by Councilmember Komnick. Discussion: None. Motion passed 4-0.

Bills for the Council Meeting of June 26th were presented in the amount of \$1,074,180.68. A motion to approve payment of the bills was made by Councilmember Baker and seconded by Councilmember Komnick. Discussion: Councilmember Colomer asked Fire Chief Welgat about the payments to Black Hawk College. They are for paramedic training and will be reimbursed through a grant. Motion passed 4-0.

Public Comments: None

New Business:

A. Public Hearing – FY24 Appropriations No one came forward with questions, comments, or concerns regarding the Fiscal Year 2024 Appropriations. The Public Hearing was immediately concluded.

B. Consideration of Bill 23-19 Ordinance granting a Special Use Permit to Enpower Solutions for property located at 101 Franklin Street in the City of Kewanee. **A motion to approve was made by Councilmember Komnick and seconded by Councilmember Colomer. Discussion: The Mayor stated he was excited to have them interested in coming to the community. Councilmember Colomer asked what they can do for the community and the residents. Enpower Representative Miles Walding joined the Council via Zoom to answer any questions they had regarding the project. Miles stated that they would be installing a 5-megawatt system on the property. They can usually offer between 8-10% relief on power bills. The Mayor then asked what type of foothold they would try to have in the community to help with other projects. Miles said they like to work with the City directly to find other organizations or groups to do projects and help fund them. There are a couple options for funding. Councilmember Colomer asked about the site and what will be done to clean it up along with EPA recommendations. Enpower will work directly with the EPA to do a site review and then Enpower will follow all recommendations and guidelines laid out. The plan is to clean up the entire site, not just where the solar panels will be installed. They will not be doing any digging or ground disturbance as the arrays are a ballast system, which is very common in the area. Enpower tries to hire local contractors for site cleanup and maintenance whenever possible. They also like to**

work with local FFA programs to take care of grass and other regular maintenance. Councilmember Komnick asked what the life expectancy of the array is. Miles said it is around 40 years. There would be upgrades during that time. Usually, they are upgrades needed around year 25. Anytime there is a malfunction or other issue, they will take care of it as soon as possible. Councilmember Colomer asked about the timeline to start and complete the project. Miles said it is a tough question to answer because they must work with the utility company and work on procurement. They will work with the EPA right away to get started on the cleanup. They would also start working on permits and other steps necessary with the utility company. It would probably be operational in 2 years. Councilmember Colomer then asked what other cities Enpower has worked with. Miles listed multiple cities they are currently working with, however there are no local arrays currently in use. They are all in the beginning stages like Kewanee, some a bit further in the process. Enpower already has a lease in place with the landowner. With no further questions, the motion passed 4-0.

C. Consideration of Bill 23-20: Resolution authorizing the use of the public street in the 200 block of West Third street by Hype Inc D/B/A Cerno's Bar & Grill for a Beer Garden on specific dates in conjunction with the Prairie Chicken Arts Festival. **A motion to approve was made by Councilmember Colomer and seconded by Councilmember Baker.** Discussion: Councilmember Colomer asked if this is what was previously discussed, and it is. Motion passed 4-0.

D. Consideration of Bill 23-21: Resolution accepting the lowest responsive and responsible bid from Brandt Construction Co. for MFT Section 23-00000-00-GM, 2023 resurfacing and sealcoat program, in the amount of \$299,736.30. **A motion to approve was made by Councilmember Baker and seconded by Councilmember Komnick.** Discussion: Councilmember Baker asked if this was for the entire City. This is from the appropriations ordinance that was passed a couple of months ago. We then had to follow the process of accepting bids and awarding the contract. Mayor Moore asked if this was catch up from last year. City Manager Bradley mentioned that this is a portion of what was not completed last year as well as some other areas. We move the money from last year forward to this year to be able to pay for everything. Motion passed 4-0.

E. Consideration of Bill 23-22: Ordinance approving and authorizing the execution of a Tax Increment Financing agreement by and between the City of Kewanee and VanDeVelde Wellness Center. **A motion to approve was made by Councilmember Colomer and seconded by Councilmember Komnick.** Discussion: Chad VanDeVelde was present to answer questions. He started working on his building because a window had been leaking and damaged the subfloor. They did the work to fix that and then some other cosmetic issues. After that, there were some issues with concrete leading up to the building as well as potholes in the parking lot that presented safety issues for his patients. He had been hoping to spread out the upgrades but due to the liability issues and safety of his patients, he had to move more quickly on them. Because of this, he is interested in the TIF program to help with expenses. These upgrades do help with the value of the property and the community. The Mayor stated that he

appreciated the investment into the community. Councilmember Colomer asked if this was consistent with other TIF agreements. City Manager Bradley said this one does not have a number written into it as they need to go through the receipts to determine what is eligible for reimbursement. There are a few receipts that include items not eligible, but he and Mr. VanDeVelde will go through those to determine the proper amount. The Mayor agreed that we need to stay consistent with what we have done before. Motion passed 4-0.

- F. Consideration of Bill 23-23:** Resolution authorizing the purchase of a 2022 Chrysler Pacifica hybrid from Gustafson Ford of Kewanee. **A motion to approve was made by Councilmember Komnick and seconded by Councilmember Baker. Discussion:** There were many questions about what the vehicle would be used for and why we are purchasing it. Deputy Police Chief Kijanowski said that it is a dual-purpose vehicle that will be used for the DAART initiative as well as other uses. The KPD received a grant that allocated monies specifically for a vehicle like this. This will not be a marked/outfitted vehicle. One of the main purposes will be for transporting residents to treatment facilities. If there is a safety concern with transport, there would be two officers taking the resident. This would be an option when there is no support for the resident or using an ambulance would not be best use. It would not become a taxi service or be used for people outside of Kewanee. Motion passed 4-0.
- G. Consideration of Bill 23-24:** Resolution to affirm the Mayor's recommendation for various commissions and boards. **A motion to approve was made by Councilmember Colomer and seconded by Councilmember Komnick. Discussion: None. Motion passed 4-0.**
- H. Consideration of Bill 23-25:** Ordinance fixing appropriations for the fiscal year beginning May 1, 2023, and ending April 30, 2024. **A motion to approve was made by Councilmember Baker and seconded by Councilmember Komnick. Discussion:** Councilmember Colomer asked if these are the funds that were discussed when he wasn't here. City Manager Bradley stated that these are those funds. We appropriate what we budget, with a few exceptions. Councilmember Colomer then asked the Finance Director, James Webb, was happy with the budget. Mr. Webb stated that the Council did a good job going over the budget. He said it is a financially responsible budget that fits into a long-term strategy. Motion passed 4-0.

Council Communications:

Colomer: None

Baker: He wanted to follow up on a question he previously asked regarding the painting of the parking lines and crosswalks around Wethersfield School. City Manager Gary Bradley stated that he had discussed it with the previous Superintendent to verify how things had been done in the past and he would be sure to communicate that with the new Superintendent.

Komnick: He attended the Fourth of July festivities at Francis Park and Northeast Park. He said both were well organized and well attended. He was happy to see the event at Francis Park growing and becoming much like it had been years ago.

Mayor's Communications:

He recently received a resignation letter from Steve Morrison who had served on the City Planning Commission for 47 years and acted as Chairperson for many years. Due to scheduling

changes, he is no longer able to serve in this capacity. The Mayor thanked him for a job well done.

Councilmember Steve Faber is at Northwestern University Hospital in hopes of being put on the transplant list to receive new lungs. He is in good spirits but is getting bored. He would love to hear from residents during his stay. He can be reached through Facebook, email or the Mayor would be happy to share Steve's address with anyone interested.

With it being summertime, yard and garage sales are in full swing. The City recently approved an Ordinance dealing with perpetual yard sales. Please keep this in mind. Also, he has noticed many sale advertising signs being left on poles or in the ground. They end up blowing around the neighborhoods. Please remember it is against the law to attach any kind of sign to a utility pole without permission and be sure to collect all signage after the sale is over.

Announcements: None

A motion to adjourn was made by Councilmember Colomer and seconded by Councilmember Komnick. Motion passed 4-0 and the meeting was adjourned at 8:80pm.

Prepared by: *Kasey Mitchell*
Kasey Mitchell, City Clerk