

The August 14th, 2023, Council Meeting was called to order at 6:19pm. Councilmembers Colomer and Komnick were present along with Mayor Moore, City Manager Gary Bradley, City Attorney Justin Raver, and City Clerk Kasey Mitchell. Councilmembers Faber and Baker were absent.

A motion to go into closed session to discuss Sale or Lease of Real Estate Section 2(c)(5) was made by Councilmember Colomer and seconded by Councilmember Komnick. Motion passed 3-0.

A motion to adjourn to regular session was made by Councilmember Colomer and seconded by Councilmember Komnick. Motion passed 3-0. The Closed Session was adjourned at 6:46pm.

The August 14th, 2023, Council Meeting was called to order at 7:01pm. Councilmembers Colomer and Komnick were present along with Mayor Moore, City Manager Gary Bradley, City Attorney Justin Raver, and City Clerk Kasey Mitchell. Councilmembers Faber and Baker were absent.

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

The consent agenda contained the following items:

- A. Minutes from the Council Meeting on July 24th
- B. Payroll for the pay period ending July 29th in the amount of \$223,816.53.
- C. Staff Reports

A motion to approve the consent agenda items was made by Councilmember Komnick and seconded by Councilmember Colomer. Discussion: None. Motion passed 3-0.

Bills for the Council Meeting of August 14th were presented in the amount of \$865,569.44. A motion to approve payment of the bills was made by Councilmember Colomer and seconded by Councilmember Komnick. Discussion: None. Motion passed 3-0.

Public Comments: *None*

New Business:

- A. Presentation – Chamber of Commerce** Mark Mikenas from the Kewanee Chamber of Commerce spoke to the Council about recent updates. In 2022, Kewanee's retail sales were \$251 million which was up 1.5% from the previous year. This means there has been 5 years of positive increases in retail spending. As far as events, there was the Fourth of July event at Francis Park as well as fireworks at Northeast Park. Prairie Chicken Arts Festival was a great success as well as the 27th year of Concerts in the Park. The 47th Annual Hog Days Stampede Days is approaching. The US Marine Corps will be participating in the race as well. The parade will also take place that day and entries are running about what they normally do. Presale tickets for the carnival went quicker this year than they usually do.

New businesses have been popping up including the new Dollar General building and Scooters as well as a new taxi service, ice cream shop, and the Kewanee Voice.

Based off reports he has received, Kewanee is bringing in business from other areas. The top reasons have been furniture, general merchandise, and lumber.

Mr. Mikenas has also been working with Enpower who will be putting in the solar farm at the old Boiler property. They are discussing putting up a memorial in that area

commemorating the business and workers that utilized the former business.

Councilmember Komnick stated that this all sounds like good news. Councilmember Colomer asked Mr. Mikenas what he thought we could do to encourage this continued growth. Most businesses ask about incentives for new businesses. He is aware of the different programs the City offers and often refers them to Gary Bradley to investigate those further.

- B. Consideration of Bill 23-30** Resolution to authorize an agreement with the lowest responsible energy suppliers for the purchase of electrical energy for City of Kewanee facilities. **A motion to approve was made by Councilmember Colomer and seconded by Councilmember Komnick. Discussion: Mayor Moore wanted to see where we were at with the solar panels. Kevin Newton stated that the contractors have been out recently, but he is unaware of the start date. Regardless of that, we still need to have an agreement to purchase the electricity. The quotes will come in based on the market now. The rate will not be changed based off the potential of less usage because of the solar panels. We will enter into a two-year agreement as that helps us get a lower rate but does not lock us into a longer term should rates get better before the agreement ends. Motion passed 3-0.**
- C. Consideration of Bill 23-31:** Resolution authorizing the purchase of a new roof top air handling system (RTU1) for Kewanee City Hall. **A motion to approve was made by Councilmember Colomer and seconded by Councilmember Komnick. Discussion: Kevin Newton presented the Council with a letter from our consultant that explained the different options. While there is a unit that costs less, the second lowest bidder is more beneficial for the City. It will work with the controls that are already in place at City Hall. It is more efficient in the long run and easier to maintain than the lowest bid unit. It was agreed that the City would purchase the one that best fits with our current controls. Motion passed 3-0.**
- D. Consideration of Bill 23-32:** Resolution authorizing the lease agreement of a 2022 John Deere 190GW Wheeled Excavator from Martin Equipment to be used in the Public Works Department. **A motion to approve was made by Councilmember Colomer and seconded by Councilmember Komnick. Discussion: The City has contracted out equipment and labor costs for some of the larger jobs that have taken place. We are trying to bring those services inhouse. There could be a savings of 25% if we were to have an excavator on hand. Mr. Newton does not recommend purchasing one at this time. By leasing one, we would be able to better quantify its use and savings. The lease would give us an option of a balloon payment at the end if we wanted to purchase the equipment at the end of the lease. The current excavator that we have been renting would be the one we lease. If we were to purchase it, the company would put the rent payments towards the final balloon payment. Motion passed 3-0.**
- E. Consideration of Bill 23-33:** Resolution authorizing the City Manager to execute an agreement with the Two Rivers YMCA. **A motion to approve was made by Councilmember Komnick and seconded by Councilmember Colomer. Discussion: Gary Bradley reminded the Council that we have had a program in place with the local YMCA where the City, the YMCA, and our employees share the cost of a membership. This is a benefit for the employee as well as promotes healthy living. Our current agreement is no longer valid since the Kewanee YMCA became a part of the Two Rivers YMCA. This Resolution allows Mr. Bradley to update that agreement which contains a different cost sharing split. Motion passed 3-0.**

F. Consideration of Bill 23-34: Ordinance authorizing the Mayor to execute an Intergovernmental Agreement with the Kewanee Park District. **A motion to approve was made by Councilmember Colomer and seconded by Councilmember Komnick. Discussion:** Park District Director Andy Dwyer informed the Council that the KPD is applying for an OSLAD grant. They are seeking funds for a splash pad and new playground equipment for Liberty/West Park. This requires an updated lease with the City for the piece of land known as Liberty Park. The State is looking for more of a detailed agreement with the City and Park District. Motion passed 3-0.

G. Consideration of Bill 23-35: Ordinance amending Section 155.068(B) Special Uses established in the City of Kewanee Code of Ordinances. **A motion to approve was made by Councilmember Colomer and seconded by Councilmember Komnick. Discussion:** Councilmember Colomer asked if this would be applied to all Special Use applications under this section or just this one. Mr. Bradley stated that it would be all under this section that would probably be only one. Councilmember Komnick stated that he was in favor of this change when it was first passed. Motion passed 3-0.

Mayor's Communications:

He has talked with Councilmember Faber. He is doing well and can walk short distances. The Mayor wished the best of luck to all the students returning to school this week. Drivers, please remember to be on the lookout for students as they are walking to and from school. He then questioned Mr. Newton about the hole on Burlington/W Prospect. Mr. Newton stated that the work is scheduled to begin next week and should be completed by Labor Day. There is another hole on Tenney across from Walmart. Mr. Newton said that would be taken care of within the next week.

Council Communications:

Komnick: He thanked Mr. Mikenas for coming and presenting the information to the Council. Good points were made about bringing new businesses in town. He is looking forward to the memorial for the Boilermaker shop. Then he gave kudos to the Police and Fire Departments for the National Night Out that was recently held. It was well attended and there was a lot of great things to see and participate in.

Colomer: He was at Good's parking lot this week where cotton candy was being offered as a fundraiser for a former police department. He is impressed with how the community rallies for its own when they need it.

There were no City announcements.

A motion to adjourn was made by Councilmember Komnick and seconded by Councilmember Colomer. Motion passed 3-0 and the meeting was adjourned at 8:12 pm.

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