

Monday, July 1, 2024
City Council Meeting at 6:30 pm

CITY COUNCIL MEETING AGENDA
Council Chambers - First Floor
212 Third Avenue
Link to join Webinar
<https://us02web.zoom.us/j/85956659539>

1. Meeting Opening

Subject : A. Call to Order
Meeting : Jul 1, 2024 - City Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : B. Roll Call
Meeting : Jul 1, 2024 - City Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : C. Pledge of Allegiance
Meeting : Jul 1, 2024 - City Council Meeting at 6:30 pm
Type : Procedural

2. Communication from Visitors

Subject : A. Public Comment
Meeting : Jul 1, 2024 - City Council Meeting at 6:30 pm
Type : Information

File Attachments

[public comment policy.pdf \(75 KB\)](#)

3. Consent Agenda

Subject : A. Approval of Minutes
Meeting : Jul 1, 2024 - City Council Meeting at 6:30 pm
Type : Action (Consent)
Recommended Action : Approval of Minutes as presented

File Attachments

[cc06172024 .pdf \(169 KB\)](#)

Consent

Our adopted rules of Parliamentary Procedure, Robert's Rules, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all Board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

3. Consent Agenda

Subject :	B. Approval of Bills and Payroll
Meeting :	Jul 1, 2024 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approval of Bills and Payroll as presented

Public Content

File Attachments

[admin_20240628_125024.pdf \(83 KB\)](#)
[Accounts Payable by G_L Distribution Report 06_28_2024 12_51_39 PM_Mary McCormick_3D40AYKW.pdf \(448 KB\)](#)

Consent

Our adopted rules of Parliamentary Procedure, Robert's Rules, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all Board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

3. Consent Agenda

Subject :	C. Refer to the Plan Commission the Request for Special Use for a 4MW Commercial Solar Facility on West LeFevre Road
Meeting :	Jul 1, 2024 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Refer to the Plan Commission the Request for Special Use for a 4MW Commercial Solar Facility on West LeFevre Road

Public Content

Refer to the Plan Commission for a request for Special Use for a 4MW Commercial Solar Facility on West LeFevre Road, this parcel located within a mile and a half of the the City limits.

File Attachments

[129065 - Le Fevre Road Solar - SUP Project Narrative - 6-10-2024.pdf \(319 KB\)](#)
[129065 - Le Fevre Road Solar - Site Plans - 4-4-2024.pdf \(10.017 KB\)](#)
[129065 - Le Fevre Road Solar - EcoCAT Termination - 8-28-2023.pdf \(182 KB\)](#)
[129065 - Le Fevre Road Solar - SHPO Clearance - 1-2-2024.pdf \(382 KB\)](#)
[129065 - Le Fevre Road Solar - Standard Solar AIMA - Fully Executed - 8-24-2023.pdf \(422 KB\)](#)

Consent

Our adopted rules of Parliamentary Procedure, Robert's Rules, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all Board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

8. Business Items

Subject :	A. TIF Redevelopment Agreement for 311 1st Avenue
Meeting :	Jul 1, 2024 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff Recommends Approval of the TIF Redevelopment Agreement for 311 1st Avenue

Public Content

The intent of this TIF Redevelopment Agreement is to allow the property owner to recapture additional taxes (the increment) generated by improvements made to the subject property, located at 311 1st Avenue. As this property is within the Central Business District - East TIF area, the additional taxes generated by improvements to the property can then be used to reimburse the property owner for TIF eligible expenses related to improvements to the property. The property owner is eligible for 90% of the increment generated for the TIF, with 10% held back for administrative costs related to the TIF. A description of the proposed improvements is attached. Staff and the City's legal counsel have reviewed the agreement and found it acceptable.

File Attachments

[Redevelopment Agreement - John Brady.pdf \(1.871 KB\)](#)
[Project proposal \(1\).pdf \(26 KB\)](#)

11. Closed Session

Subject :	A. Closed Session--Pursuant to 5ILCS 120/2(c)(16) for the purpose of Self Evaluation, Meeting with a Representative of the Illinois Municipal League.
Meeting :	Jul 1, 2024 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Make a motion to adjourn to Closed Session session Pursuant to 5ILCS 120/2(c)(16) for the Purpose of Self Evaluation, Meeting with a Representative of the Illinois

Public Content

5ILCS 120/2(C) provides the Governing Body with certain exceptions to the Open Meetings Act and allows for the conducting of a "Closed Session". ILCS 5 Section 120/2a provides "A public body may hold a meeting closed to the public, or close a portion of a meeting to the public, upon a majority vote of a quorum present, taken at a meeting open to the public for which notice has been given as required by this Act". Therefore, the City Council should move by simple majority vote to go into a "Closed Session" for the purpose of - (16) Self evaluation, practices and procedures or professional ethics, when meeting with a representative of a statewide association of which the public body is a member.

The Council will be meeting with Mr. Brad Cole the Chief Executive Officer of the Illinois Municipal League.