



UNOFFICIAL MINUTES OF THE NEWTON CITY COUNCIL

108 N. Van Buren St

Newton, IL 62448

May 3, 2022

1. CALL TO ORDER: Joshua J. Kuhl, Mayor
Mayor Joshua J. Kuhl called the meeting to order at 6:02 PM
2. PLEDGE OF ALLEGIANCE led by Alderman David Brown.
Pledge of allegiance to the flag was led by Alderman David Brown.
3. ROLL CALL: Rosetta York, City Clerk
Physically present: Gayle Glumac, David Brown, Larry Brooks, RJ Lindemann, Eric Blake and Marlene Harris
Also present: Attorney William Heap, Treasurer Melissa Brooks and Clerk Rosetta York
4. ADOPT OR AMEND AGENDA:
Motion was made by Harris, seconded by Lindemann, to adopt the proposed agenda.
Ayes: Glumac, Brown, Brooks, Lindemann, Blake, Harris
Nays: None
5. APPROVAL OF COUNCIL MEETING MINUTES of April 19, 2022.
Motion was made by Brooks, seconded by Lindemann, to approve the minutes of the April 19, 2022 of the Newton City Council.
Ayes: Brown, Brooks, Lindemann, Blake, Harris, Glumac
Nays: None
6. PUBLIC COMMENTS/COMMUNICATIONS: Swearing in of Riley Britton as Chief of Newton Police Department



Congratulations
to retiring Chief Mike Swick
and
the new Chief Riley Britton



7. COMMITTEE REPORTS OR COUNCIL REPRESENTATIVE REPORTS: None
8. OLD BUSINESS:
 - a. Consider and act on 22-XX Ordinance Approving The 2022 Amendment to the Tax Increment Financing (TIF) Redevelopment Plan and Project for Redevelopment Project Area No. 1.

The purpose of tabling the ordinance is to extend the deadline.

Motion was made by Lindemann, seconded by Glumac, to table 22-XX Ordinance Approving The 2022 Amendment to the Tax Increment Financing (TIF) Redevelopment Plan and Project for Redevelopment Project Area No. 1 to be voted on at the August 2, 2022 City Council Meeting.

Ayes: Brooks, Lindemann, Blake, Harris, Glumac, Brown

Nays: None



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- b. Consider and act on 22-08 Ordinance to add to Schedule G, a No Parking Zone of Article VI Section 24-6-3 (C).

Motion was made by Brown, seconded by Harris, to pass 22-08 Ordinance to add to Schedule G, a No Parking Zone of Article VI Section 24-6-3 (C).

Ayes: Lindemann, Blake, Harris, Glumac, Brown, Brooks

Nays: None

- c. Consider and act on 22-09 Ordinance to Establishment of New Net Metering Policy.

Motion was made by Glumac, seconded by Lindemann, to pass 22-09 Ordinance to Establishment of New Net Metering Policy.

Ayes: Blake, Harris, Glumac, Brown, Brooks, Lindemann

Nays: None

9. NEW BUSINESS:

- a. Consider and act on authorizing a software upgrade with the purchase agreement with Civic Systems, LLC for utility billing and collections for a one-time fee of \$3,750.00 and annual support increase of \$520.00.

Motion was made by Brooks, seconded by Harris, to authorize authorizing a software upgrade with the purchase agreement with Civic Systems, LLC for utility billing and collections for a one-time fee of \$3,750.00 and annual support increase of \$520.00.

Ayes: Harris, Glumac, Brown, Brooks, Lindemann, Blake

Nays: None

- b. Consider and act on authorizing the fence for American Legion James Harris Benefit outdoor event to serve liquor.

Motion was made by Harris, seconded by Lindemann, to authorize authorizing the fence for American Legion James Harris Benefit outdoor event to serve liquor.

Ayes: Glumac, Brown, Brooks, Lindemann, Blake, Harris

Nays: None

10. STATEMENTS:

Council Members:

Glumac: Consensus was given for the Strong Boy and Girl Run Special Event. The Council will vote on it May 17th.

Congratulations to New Chief Riley Britton and Retiring Chief Mike Swick.

Brown: Congratulations to New Chief Riley Britton and Old Chief Mike Swick. We need help at the park.

Brooks: Congratulations to New Chief Riley Britton and Retiring Chief Mike Swick. He had received concerns about semi braking excessive, called "Jake Braking."

Lindemann: Congratulations to New Chief Riley Britton and Retiring Chief Mike Swick.

"The council as a whole has decided to be more generous with our TIF funds. There have been some questions in the community as to whether or not that is allowed for us to do. Precedent from the past suggests that the limit for TIF facade grants is \$2,500. That is not the case. While that is what the city has been doing, traditionally, it is not required by either the TIF Act or the ordinances in the city. In December, when we were started talking about this, Melissa emailed Mike Weber, who is our TIF lawyer, and basically asked if we were allowed to grant more than \$2500. Weber gave these responses: Alderman Lindemann read this email.

From: Mike Weber

Sent: Wednesday, December 1, 2021 5:30 PM

To: citytreasurer1

Subject: RE: City of Newton's TIF

Melissa,

Historically and for the most part, the TIF incentive agreements have been the smaller building improvements (typically facades) with the \$2,500 limit. I recall that there may have been some agreements with larger amount, albeit still small (say \$5,000).



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With larger projects, such as Villas of Hollybrook and the Cobblestone hotel, the City enlisted our assistance to craft the deal and prepare the TIF agreement. I'm not certain but I think the Mayor and Council may have set up a TIF committee to advise on requests for TIF incentives. This committee may have included representation from Jasper County Development, Inc.

There are no specific guidelines in the TIF Act in determining the "amount" of a TIF incentive deal. The TIF Act has limitations on what costs are TIF eligible. It's ultimately up to the Mayor and Council and to some degree, it's a judgement call. As a general rule, the amount of TIF leveraging private investment is important. In other words, the more private investment leveraged for every dollar of TIF incentive, the better. I suggest that you review the files of the various TIF projects. There may be some information in such files that indicate the process of determining the TIF deal. For example, the Newton Medical Complex deal is a "pay-as-you-go" deal with a cap of \$333,000 that is payable solely from future tax increment generated by the Medical Complex property. I would be curious if there is information on the estimated amount of private investment in the project and any documentation on an application and review of such application.

If the City would like, it could adopt more specific TIF incentive guidelines. We have assisted many cities in developing incentive guidelines. Adam recently assisted the City of Wood River in developing such guidelines and policies. Let us know if this is something that the Mayor and Council (and you) would find useful.

Regards,

Mike Weber, Director
PGAVPLANNERSLLC

Blake: No Comments

Harris: Congratulations to New Chief Riley Britton and Retiring Chief Mike Swick. Ochs Ave. is closed tomorrow.

City Attorney: Congratulations to New Chief Riley Britton and Retiring Chief Mike Swick.

City Treasurer: Congratulations to New Chief Riley Britton and Retiring Chief Mike Swick.

City Clerk: 2 Water POs #6530, #6529, 1 Park PO and 1 Electric PO # 0004-30

Motion was made by Brooks, seconded by Harris, to authorize Water Department purchase order # 6530 for \$35,000.00 to Hacker Well & Pump and purchase order # 6529 for \$6,080.00 to iWater, Inc.

Ayes: Brown, Brooks, Lindemann, Blake, Harris, Glumac

Nays: None

Motion was made by Brown, seconded by Glumac, to authorize Park Department purchase order for \$5,600.00 for Courts and Cracks.

Ayes: Brooks, Lindemann, Blake, Harris, Glumac, Brown

Nays: None

Motion was made by Glumac, seconded by Lindemann, to authorize Electric Department purchase order #0004-30 for \$4,335.00 for INVIZIONS, Inc.

Ayes: Lindemann, Blake, Harris, Glumac, Brown, Brooks

Nays: None

The Revised City Codebook edits from Frank X. Heiligenstein with Illinois Codification Services are here. The council has until January 2023 to review.

Mayor Kuhl: "Congratulations on the exiting Chief Mike Swick on his retirement and I truly hope that he actually does take some time to enjoy things. And then also congratulations to Chief Riley for his new endeavors. I look forward to working alongside Riley as we go forward. One thing I'll also echo



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Gayle. Next Friday the 13th, I need your support for the Strong Boys and Strong Girls event at the elementary school. I know that those kids have worked really hard over the last two months training and they would love to have a big crowd cheering them on as they get through that next Friday morning. So, you guys don't have anything going on, please go at 8:30 AM. David, do you guys have official day for pool? (Brown responded with "Not Yet.") And lastly, the only thing I got would be Happy Mother's Day to all the mothers this coming Sunday. "

11. NEXT REGULAR MEETING: **Tuesday, May 17, 2022 at 6:00 PM**

SCHEDULED COMMITTEE MEETINGS: Personnel Committees Meeting on Tuesday, May 10, 2022 at 6:00 PM.

12. EXECUTIVE SESSION: None

13. ADJOURNMENT

Motion was made by Lindemann, seconded by Glumac, to adjourn the meeting.

Ayes: Blake, Harris, Glumac, Brown, Brooks, Lindemann

Nays: None

Meeting adjourned at 6:43 PM.

Submitted by Rosetta M. York