

LEWISTOWN CITY COUNCIL MEETING

DATE March 23, 2021

The Lewistown City Council met in regular session in the council chambers. Mayor Elmer Littlefield Jr. called the meeting to order at 6:30 p.m. with the Pledge of Allegiance.

ROLL CALL: PRESENT: Alderperson Sally Clark, Trever Kelley, Doug Lafary, Kendall Miller, Kim Pascal, John Spotloe and Mayor Elmer Littlefield. Also, Present: City Clerk Cindy Goddard, and Public Works Director Evinn Palmer. **ABSENT:** City Treasurer Debbie Brown.

DECLARATION OF QUORUM by Mayor Elmer Littlefield Jr.

CLERKS REPORT/MINUTES:

Alderperson Miller stated he did not hear the last sentence in the Public Comments and Petitions in the March 9 minutes, he did not remember that being said in the meeting its self. City Clerk Cindy Goddard said she would listen to the recording again to make sure it was correct. Alderperson Miller made a motion to approve the minutes of March 9, 2021, pending the recording was reviewed, second by Alderperson Clark, roll call vote, motion carried all ayes. Recording to be verified.

Cindy Goddard. Included in packet is Review #69 covering the receipts and disbursement of Motor Fuel Tax funds from January 1, 2019 ending December 31, 2020. This report is from IDOT showing that the MFT money was used correctly.

TREASURER'S REPORT: Debbie Brown. Absent. Alderman have February Treasurer report.

PRESENTATION OF BILLS:

Alderperson Pascal made a motion to approve all bills properly endorsed; Second by Alderperson Clark roll call vote, the motion carried all ayes.

ATTORNEY'S REPORT: Attorney Nathan Collins. Nothing at this time.

ENGINEER'S REPORT: Keith Plavec. Did not attend.

PUBLIC COMMENTS AND PETITIONS: None

COMMITTEE REPORTS:

Finance – Alderperson Clark: Nothing to report.

Sewer – Alderperson Spotloe: Nothing to report.

Street & Alley – Alderperson Miller: Nothing at this time.

Police/ESDA – Alderperson Lafary: Nothing to report.

Water – Mayor Littlefield: Nothing to report.

Utilities/Publications – Alderperson Kelley: Nothing to report.

Buildings & Grounds – Alderperson Kelley: Discuss Gazebo later other than that nothing to report.

Tourism – Alderperson Pascal: Meeting at VFW at 2:00 p.m. on Saturday the 27th discussing the 200th Anniversary of the City Celebration. There is a need for ideas and volunteers.

Public Works Director Report: Evin Palmer reported for the month of March that they dug up and fixed a water main on Broadway that was broke into. Also found a couple more service lines leaking. Gary Shawgo is flushing fire hydrants on West side of town almost done, will be starting East side. They will start patching streets soon and Ben on Street Department is cleaning out boxes on Main Street. They will do allies also.

UNFINISHED BUSINESS:

1. Discuss/approve bids for painting the Gazebo at Porter Park: Evin contacted 5 people but Nathan Collins was the only one that has got back with him for a bid to paint Gazebo. Nathan Collins had his contractor look at it, consider how many hours it would take, estimated cost \$3500.00 in labor to brush and clean and city buys the paint. Time is an issue, not sure can be done by beginning of Music in Park. Can work around that. Nothing in writing at this time. Evin not sure if he will get more bids or not. Alderperson Trever Kelley said he is a member of The Spoon River Valley F.O.P. Lodge #427, he discussed with them and they are volunteering to paint the gazebo if the city furnishes the supplies. Nathan Collins at this time withdrew his bid. Alderperson Miller made a motion to approve The Spoon River Valley F.O.P. Lodge #427 to paint the Gazebo, second by Alderperson Spotloe, roll call vote, motion carried all ayes.

NEW BUSINESS:

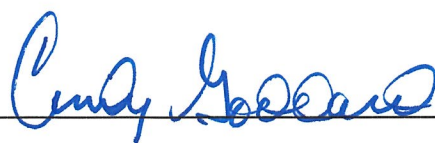
1. Discuss terms of Jody Grigsby (Now and Again Boutique) TIF application: Mayor Littlefield said Kent Grigsby is his wife's nephew so he will not suggest any dollar amount. The council is to make the final decision and make the decision on what amount of money the city has. Mayor Littlefield said the city uses Jacob & Klein and The Economic Development Group; Curt Oldfield from Spoon River College complimented us that we use them. Nic Nelson Attorney and Steve Kline from The Economic Development Group on Zoom. Regarding Grigsby as a tenant wants to invest \$50,000.00 renovations, and \$3,000.00 other expenses making total of \$53,000.00 for total project. A tenant can have an agreement with the city. Need what is to be done on the project. This is a reimbursement program. Verify expenses and needs to comply with agreement. Some safeguards need built in. Steve Kline went thru different terms of agreement. Can be TIF grant or TIF loan. Several different ways to go, set up forgivable loan, pay as you go reimbursement, or can do a stream of payments over period of time. Developer obtains consent for the Project from Landlord; developer provides before and after photos of all improvements; eligible

project costs are verified in advance of TIF reimbursements; property taxes are paid when due each year; business remains in continuous operation during the term of the agreement; building remains in compliance with City Codes; developer is not in arrears on payment for City services (water, sewer) if Tenant responsible and developer is not subject to any bankruptcy proceedings. If person owns property the city can more easily place a lien or personal guarantee. For the Boutique, his suggestion is a forgivable loan or spread out over next 6 years of installments. There are 6 years left in TIF. Nic Nelson said with a stream of payments it helps that the applicant not default. Jodi Grigsby explained it is the Old Kost building it will be a Boutique, also have home décor, sweatshirts, incorporate craft night for different things like girl's night, bridal showers, and kids' night, with a work shop. She was inspired by downtown Havana activities with women traveling in groups. This is a very large space so she can do all this. She said they need this amount to get all remodeling done and wants it to look good when they open up. City Clerk explained there is \$69,302.52 in TIF account. Also said that next year there would be two grants paid off, Big Horse Lodge and Rocket Tap, making an extra \$30,000.00 available. A discussion on previous amounts given out. Spotloe said they there were things done previously that should have not been done. Steve Kline said 6 revenue years remaining ending in 2027. Discussion regarding tax assessment increase of around \$1,600.00 a year, which would only be \$4,800.00 in TIF money recouped. Will also generate some tax money and help the community. Ms. Grigsby was asked if you don't get all the money can you open? Answered yes but can only get part of building renovated. Wants to do it right from the beginning such as lighting. Alderperson Kelley suggested a \$15,000 grant and \$15,000 forgivable loan. Motion by Alderperson Kelley to approve a \$15,000.00 grant (match of what they are spending) and a \$15,000.00 forgivable loan over a 5-year period with stipulations, second by Alderperson Clark, roll call vote, motion carried all ayes. Up front \$30,000.00 payable after receipts turned in. Next meeting vote on the ordinance.

2. Discuss Façade for Preston Bainter (Preston's Welding Shop): Preston Bainter explained it is a Welding shop and tire repair shop, the parking lot has broken cement and not level, afraid someone will trip and fall. Repair of parking lot is TIF eligible. Not really a façade which is up to \$5,000.00, this is eligible for TIF as a grant after completion of project. Motion by Alderperson Spotloe for \$6,000.00 TIF grant, second by Alderperson Clark, roll call vote motion carried all ayes. Next meeting vote on the ordinance.

ADJOURNMENT:

Alderperson Spotloe made a motion to adjourn at 7:30 p.m.; Second by Alderperson Clark motion carried all ayes.



Cindy Goddard, City Clerk