

MONTICELLO CITY COUNCIL

January 14, 2019

Mayor Stoner called the meeting to order at 7 p.m.

Alderman Stoner led the Council in the Pledge of Allegiance, and Pastor Josh Bledsoe from Calvary Baptist Church, led the council in prayer.

Roll Call was taken by City Clerk, Pam Harlan.

ROLL CALL: Present: John Miller, Tammy Sebens, Wendall Brock, Jeremy Jones, Ian Clark, Cochran Keating, Tom Reed

Absent: Joe Brown

Also Present: City Administrator, Terry Summers, Jim Grabarczyk, Maura Metcalf, Monticello Police Chief, John Carter, Callie Jo McFarland, Brett Baker

PUBLIC PARTICIPATION: NONE

CONSENT AGENDA:

- a) Claims Report – Claims dated December 11, 2018 thru January 14, 2019
- b) Meeting Minutes:
Minutes of the Monticello Planning and Zoning Board, November 18, 2018
- c) Budget Report – December 2018
- d) Treasurer's Report – November 2018
- e) Police Report – December 2018
- f) Permit Report – December 2018
- g) Fire Report – November 2018
- h) Amend Resolution 2018-45 Meeting & Holiday Schedule – Historic Preservation

A motion was made by Alderwoman Sebens and seconded by Alderman Jones to approve the Consent Agenda items. A voice vote was taken and motion carried with all present voting yes.

MAYOR'S REPORT:

Mayor Stoner thanked the Railroaders in the Community grant from Canadian National, for their contribution of \$500 to the Monticello Junior Football League program. He also thanked the Monticello Recreation Foundation for working with the McIntosh family on obtaining their Christmas light show. The city looks forward to seeing this remain in Monticello.

Upcoming events:

On February 2, 2019 from 1pm to 4 pm the second annual Mudpuppy Festival will be held at Monarch Brewing Company here in Monticello, IL.

Tickets are going fast for the Chocolate Fantasy event Friday, February 8, 2019 in downtown Monticello.

Registration is now open for the 8th round of Monticello Bootcamp program.

New Business:

The Tamed Mane Barber Company at 121 N. State Street – Welcome to Jake Tucker to downtown.

OLD BUSINESS: NONE

NEW BUSINESS:

Ordinance 2019-01; MLJL Properties, LLC Rezoning, Conditional Use Permit & Variance Requests, Proposed Lot 1

Mayor Stoner asked Community Development Director, Callie Jo McFarland to give the council an overview of the ordinance. McFarland stated that The Meadows is located at 415 W.

William, units 1-20, and 922-944 S. Irving Street are needing a conditional use permit and variance requests. The property is owned by two separate LLC's, (M12, MLJL Properties LLC and M20, MLJL Properties, LLC), and the owners are pursuing subdivision of the single parcel into two lots which reflect the respective ownerships. The property was developed in the late 1970s and early 1980s, and is currently zoned General Industrial. The current use is an existing non-conforming use, with no alterations may be made to the boundaries of the parcel unless they adhere to current zoning standards. Before the minor subdivision takes place, all zoning conflicts must be addressed, which are identified below.

-Rezoning from General Industrial to Multi-Family. The current zoning classification of General Industrial does not allow for the use of multi-family dwellings, nor is appropriate for this development. Given the size of this development and proposed parcels, City Staff recommends rezoning the proposed parcels to the appropriate designation of Multi-Family.

-A Conditional Use Permit to allow multiple main structures on one parcel. The current lot has 8 main structures. The proposed lots 1 and 2 would divide the parcel currently with 8 structures to 3 and 5 main structures, respectively.

The following Variance requests:

-Proposed Lot 1:

-Variance to reduce the parking requirements. The City Zoning Ordinance requires 2 parking spots per unit for multi-family dwelling use, which would make the required spaces 24. Additionally, parking cannot be placed in the front yard setback, as it would be in this proposed lot.

-Variance to the screening requirement between a single-family zone.

Please note, the use of and physical structures currently on the property are not changing. Because the zoning ordinance has changed from when this property was developed, the property must be brought to current standards in order to allow the property to be subdivided.

Public notices were sent to adjacent property owners, and a public notice was published in the November 28, 2018 edition of the Piatt County Journal Republican, as required by State Statute. The Planning and Zoning Board held a public hearing on December 17, 2018 and voted to recommend approval of the zoning actions for Proposed Lot 1-M12 MLJL Properties, LLC. There were no questions or discussion by the council. Mayor Stoner asked if there was a motion to waive second reading of Ordinance 2019-01. A motion was made by Alderman Clark and seconded by Alderman Miller to waive second reading of Ordinance 2019-01. A voice vote was taken and the motion carried with 6 yes and 1 no vote. Alderman Jones voted no. A motion was made by Alderman Clark and seconded by Alderman Reed to approve Ordinance 2019-01; MLJL Properties, LLC Rezoning, Conditional Use Permit & Variance Requests, Proposed Lot 1. A voice vote was taken and the motion carried with all present voting yes.

Ordinance 2019-02; MLJL Properties, LLC Rezoning, Conditional Use Permit & Variance Requests, Proposed Lot 2

Mayor Stoner asked Community Development Director, Callie jo McFarland to give the council an overview of the ordinance. McFarland stated that the 2019-02 is pertaining to the same property in Ordinance 2019-01. McFarland stated that this ordinance refers to variance requests for proposed Lot 2.

-The following Variance Requests:

-Proposed Lot 2:

-Variance to reduce the parking requirements. The City Zoning Ordinance requires 2 parking spots per unit for multi-family dwelling use, which would be a requirement of 40 spaces.

The proposed lot currently has 27 spaces.

-Variance to reduce the front yard setback for 30' to 22.5'.

-Variance to reduce the rear yard setback from 20' to 13.5'.

-Variance to the screening requirement between a single-family zone.

Please note, the use of and physical structures currently on the property are not changing. Because the zoning ordinance has changed from when this property was developed, the property must be brought to current standards in order to allow the property to be subdivided.

Public notices were sent to adjacent property owners, and a public notice was published in the November 28, 2018 edition of the Piatt County Journal Republican, as required by State Statute. The Planning and Zoning Board held a public hearing on December 17, 2018 and voted to recommend approval of the zoning actions for Proposed Lot 2-M12 MLJL Properties, LLC.

There were no questions or discussion by the council. Mayor Stoner asked if there was a motion to waive second reading of Ordinance 2019-02. A motion was made by Alderman Brock and seconded by Alderman Miller to waive second reading of Ordinance 2019-02. A voice vote was taken and the motion carried with 6 yes and 1 no vote. Alderman Jones voted no. A motion was made by Alderman Clark and seconded by Alderwoman Sebens to approve Ordinance 2019-02; MLJL Properties, LLC Rezoning, Conditional Use Permit & Variance Requests, Proposed Lot 2. A voice vote was taken and the motion carried with all present voting yes.

Ordinance 2019-03; Final Plat of MLJL Properties, LLC Addition

Mayor Stoner asked Capital Improvement Project Manager, Brett Baker to give the council an overview of the ordinance. Baker stated that Robert M. Cox, P.L.S. with Survey Solutions, LLC has submitted a Final Plat for MLJL Properties, LLC Addition Subdivision located within the City of Monticello and supporting documents to City staff for review. This Subdivision will take one parcel and divide it into two lots. The lots will become lots 1-M12 and 2-M20 of MLJL Properties, LLC Addition Subdivision located between William Street and Monroe Street (currently The Meadows Apartment). The intention of the owner is to do no construction or modifications to the property; MLJL Properties would simply like to subdivide the property into two lots. This subdivision meets the definition and requirements of the Monticello Municipal Code. This subdivision requires no preliminary plan nor public hearing or action of the Planning and Zoning Board but does require City Council approval by way of ordinance passage. There was no discussion or questions from the council. Mayor Stoner asked if there was a motion to waive the second reading of Ordinance 2019-03. A motion was made by Alderwoman Sebens and seconded by Alderman Reed to waive second reading of Ordinance 2019-03. A voice vote was taken and the motion carried with 6 yes and 1 no vote. Alderman Jones voted no. A motion was made by Alderman Clark and seconded by Alderman Brock to approve Ordinance 2019-03; Final Plat of MLJL Properties, LLC Addition. A voice vote was taken and the motion carried with all present voting yes.

Ordinance 2019-04; Final Plat of A Resubdivision Of Lots 21-22 Of Sage Meadows Planned Unit Development

Mayor Stoner asked Capital Improvement Project Manager, Brett Baker to give the council an overview of the ordinance. Mr. Baker informed the council that Joseph D. Adams, P.L.S. with Farnsworth Group has submitted a Final Plat for Resubdivision of lots 21-22 located within the Sage Meadows Planned Unit Development and supporting documents to City staff for review. This Resubdivision will take two lots and combine them into one larger lot. The lot will become lot 38 located on Woodland Court. The intention of the owner is to construct a single-family dwelling on the lot. This Resubdivision meets the definition and requirements of the City Municipal Code. This subdivision requires an administrative change request. A certified mailing was sent to all adjacent property owners on December 21, 2018. The required 15 days was given to provide comments. No comments were submitted to city staff. This subdivision

requires no preliminary plan nor action of the Planning and Zoning Board but does require City Council approval by way of ordinance passage. There was no discussion or questions from the council. Mayor Stoner asked if there was a motion from the council to waive second reading of Ordinance 2019-04. A motion was made by Alderman Clark and seconded by Alderwoman Sebens to waive second reading of Ordinance 2019-04. A voice vote was taken and the motion carried with 6 yes and 1 no vote. Alderman Jones voted no. A motion was made by Alderman Brock and seconded by Alderman Keating to approve Ordinance 2019-04; Final Plat of A Resubdivision of lots 21-22 of Sage Meadows Planned Unit Development, City of Monticello, Piatt County, IL. A voice vote was taken and the motion carried with all present voting yes.

Ordinance 2019-05; Final Plat of Linden Point Subdivision

Mayor Stoner asked Capital Improvement Project Manager, Brett Baker to give the council an overview of the ordinance. Baker stated that Eric E. Hewitt, P.L.S. with Phoenix Consulting Engineers has submitted a Final Plat for Linden Point Subdivision located within the City of Monticello and supporting documents to City Staff for review. This subdivision will take one parcel and divide it into three lots. The lots will become lots 101, 102, and 103 of Linden Point subdivision located on South West Union Street. The intention of the owner is to construct a single-family dwelling on each of the lots. This subdivision meets the definition and requirements of City of Monticello Municipal Code. This subdivision requires no preliminary plan nor public hearing or action of the Planning and Zoning Board but requires City Council approval by way of ordinance passage. There was no discussion or question from the city council. Mayor Stoner asked if there was a motion to waive second reading of Ordinance 2019-05. A motion was made by Alderwoman Sebens and seconded by Alderman Miller to waive second reading of Ordinance 2019-05. A voice vote was taken and the motion carried with 6 yes 1 no vote. Alderman Jones voted no. A motion was made by Alderwoman Sebens and seconded by Alderman Reed to approve Ordinance 2019-05; Final Plat of Linden Point Subdivision, City of Monticello, Piatt County, IL. A voice vote was taken and the motion carried with all present voting yes.

Resolution 2019-06; Approving an Amendment to Resolution No. 2018-52 (Approval of FY 2019 Budget)

Mayor Stoner asked City Administrator, Terry Summers to give the council an overview of the resolution. Summers stated that the City Council had adopted Resolution No. 2018-52 on November 13, 2018 approving the FY 2019 Budget with a roll call vote of 7-1. Due to recent events, revenue and expenditure line items shown on the FY 2019 Budget exhibit within the Resolution were incomplete for two capital improvement program projects. The line items for those projects under the General Fund Capital Improvements, Public Works Campus Addition Remaining Work and under the Water Works Capital Improvements, Well Replacement should be added as expenditures and General, Miscellaneous Revenue, Insurance Reimbursement should be added as a revenue and Resolution 2018-52 amended as follows:

General Fund-Miscellaneous Revenue #01-41026-00

The Quonset building fire insurance reimbursement was inadvertently omitted in the exhibit attached to Resolution 2018-52. The \$43,000 reimbursement is now reflected in the general fund miscellaneous revenue for the FY 2019 budget.

General Fund-Public Works Building Addition #01-51880-74

The Public Works Campus Improvements were approved by City Council by Resolution 2018-02 with a roll call of 7-1 and included within the FY 2018 City Budget. Financing was arranged with First Mid-Illinois Bank & Trust involving annual payments of \$62,150 for a period of ten years. As required, we closed on the loan in December 2018. The contractor(s) could not complete all of the necessary work by the end of 2018 and there remains approximately \$198,000 of work to be completed by FBI buildings and sub-contractors. This expenditure is now included and shown in the FY 2019 City Budget.

Water Department Fund-Well Rehabilitation #02-52180-24

Well #5 is our newest well (drilled in 1975) and is one of our two most productive wells. In 2018 we began noticing bacteriological issues with this well. We communicated the issue to the Illinois Environmental Protection Agency, Champaign office and worked together to try to remedy the situation by bleaching and using hydrogen peroxide treatment. Additionally, we utilized two different testing companies for testing samples and spoke with two different well companies that are familiar with our system. However, after numerous attempts to remedy the situation, we had no other choice than to have well pulled and inspected by Layne in November of last year. At this point we need to have the well rehabilitated and pump repairs performed in order to fix the situation. In the FY 2019 budget we have had to add an expenditure in the water department of \$45,000 based upon a quote from Layne.

No discussion or questions were asked by council. A motion was made by Alderman Clark and seconded by Alderwoman Sebens to approve Resolution 2019-06; Approving an Amendment To Resolution 2018-52 (Approval Of The FY 2019 City Budget). A voice vote was taken and the motion carried with all present voting yes.

Ordinance 2019-07 Appropriation Ordinance (Discussion Only)

Mayor Stoner asked City Administrator, Terry Summers to give the council an overview. Summers stated that the City Council annually adopts an appropriation ordinance, which must be passed during the first quarter of each fiscal year. The required Public Hearing is scheduled for the City Council meeting to be held on January 28, 2019. Summers reminded the council that the appropriation ordinance serves as the City's legal spending authority and sets the maximum legal spending limit for the year. The appropriation ordinance is slightly inflated over the amended FY 2019 Budget to allow for unforeseen revenues and/or expenditures. There were no questions or concerns from the council.

ALDERMAN'S REPORT:

Alderman Brock encouraged the citizens to catch an MHS basketball game. Brock also informed the citizens he will be a new grandpa soon.

Alderman Miller thanked Public Works for a great job with snow plowing and also thanked citizens for taking care of their own neighbors.

Alderman Keating thanked the Recreation Foundation Committee for taking over the McIntosh Christmas Light Display. He stated he would donate \$50.00 to the Recreation Foundation for the Light Display and encouraged all the other council members to do the same.

POLICE CHIEF'S REPORT:

Monticello Police Chief, John Carter stated the police had only been called out for two slide outs. He also mentioned that Flag Sales have started for 2019.

CITY ADMINISTRATOR'S REPORT:

City Administrator, Terry Summers had some figures to report from FY 2018 Budget:

General Fund: Year-End Revenues were \$4,056,022.55 and year-end expenditures were \$3,948,306.94. Final FY 2018 budget was in the black by \$107,715.61. **(\$260,434) FY18 Budget**

Water Works: Year-end revenues were \$723,905.32 and year-end expenditures were \$788,050.40. Final FY 2018 budget was in the red \$64,145.08. **(\$99,499) FY18 Budget**

Sanitation. Year-end revenues were \$7,150,389.27 and year-end expenditures were \$6,993,424.73. Final FY 2018 budget was in the black \$156,964.54. **(\$3,577) FY18 Budget**

A motion was made by Alderman Brock and seconded by Alderman Miller to adjourn the meeting at 7:31 p.m.

Respectfully Submitted by:

Pamela Harlan