

## **MONTICELLO CITY COUNCIL**

**August 12, 2019**

Mayor Stoner called the meeting to order at 7:00 pm.

Mayor Stoner led the Council in the Pledge of Allegiance. Kathy Sweet of Monticello United Methodist Church led the Council in prayer.

Roll Call was taken by City Clerk Jill Potts.

**ROLL CALL:** Present: FRERICHS, SEBENS, HARLAN, JONES, BROCK, BURRIS  
Absent: REED, KOON

Also Present: Terry Summers, City Administrator; John Carter, Chief of Police; Callie McFarland, Community Development Director; Maura Metcalf, HR/Finance Director

**PUBLIC PARTICIPATION:** None

### **CONSENT AGENDA:**

- a) Claims Report (Claims dated July 23, 2019 through August 12, 2019)
- b) Meeting Minutes –City Council Meeting Minutes July 22, 2019; City Council Public Hearing Meeting Minutes July 22, 2019
- c) Permit Report – July 2019
- d) Police Report – July 2019
- e) Treasurer’s Report – June 30, 2019

With no questions from Council, a motion was made by Alderman Jones, and seconded by Alderwoman Sebens, to approve the Consent Agenda items. A voice vote was taken and the motion carried with all present voting yes.

### **MAYOR’S REPORT:**

The rehabilitation projects for the Bridge/Center Street from Market to the corporate limits, and Marion Street between Piatt and Market Streets, began today. Construction activity is anticipated to be completed by early November. Commuters and residents utilizing these areas may expect some delays.

School begins this Friday - please be aware of the traffic affiliated with the start of school.

Lions Club Fish Fry will be this Friday, beginning at 5:00 pm, at the Community Building. Nitro Madness Challenge Series, a road track event for RC enthusiasts, will take place Saturday, August 17, at Eli Field. August Steam Weekend is this Saturday and Sunday at the Monticello Railway Museum. Road Trip this weekend to our friends in the northern or southern parts of the County with the Mansfield Homecoming and the Atwood Apple Dumpling Festivals.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**Ordinance 2019-40: An Ordinance Establishing the Monticello Business District; Approving a Business District Plan; Authorizing the Imposition and Collection of a Sales Tax Within Such Business District; and Approving Certain Actions in Connection With the Establishment of Such Business District**

City Administrator Summers presented the following:

City staff presented possible business district ideas to City Council for preliminary discussion on August 13, 2018 and as requested by the City Council, professional consultant, Keith Moran, with Moran Economic Development provided additional information to the Council on October 9, 2018. Subsequently, the City Council included \$20,000 in the FY2019 budget for the creation of a business district plan. At the City Council meeting on June 10<sup>th</sup>, 2019 Keith Moran presented the eligibility study, a “draft” ordinance that sets the public hearing date, and the Preliminary Boundary Map of the Business District and authorized Moran Economic Development to complete the Business District plan. On June 24<sup>th</sup>, 2019 the City Council set the date for the required public hearing for July 22. Public notices were published in the July 3<sup>rd</sup> and July 10<sup>th</sup> editions of the Piatt County Journal Republican, electronic correspondence, mailings and staff conversations ensued with business owners and property owners located within the boundary notifying them of the public hearing date and provided additional information as needed. The public hearing was conducted by the City Council during the evening of July 22. If approved, the 1% additional sales tax on those eligible items will go into effect on January 1, 2020.

Alderman Brock asked for clarification on the portion of the Ordinance that specified a “service occupation tax”, and Callie explained this is parts only. With no further questions, a motion was made by Alderman Brock, and seconded by Alderwoman Sebens, to waive the second reading of Ordinance 2019-40. The motion carried 4-2 with Alderman Jones and Alderman Frerichs voting no. A motion was made by Alderwoman Sebens, and seconded by Alderwoman Harlan, to approve Ordinance 2019-40. The motion passed with all present voting yes.

### **Tract 8 Update – Discussion Only**

Callie McFarland brought the Council members up to date on Tract 8 in relation to the Pepsin/Reeder property. Tract 8 was acquired from Pfizer in 2016, and the initial drive behind the acquisition was concern for the curve in the road and safety, as this road is well-traveled. During the last formal conversation with Council, City Council directed City Staff to hold off any action until remedial action plan for Tract 8 was accepted by IEPA. To date, \$90,000 has been spent since acquisition of Tract 8, all of this reimbursable. Of the \$90,000 remaining, \$60,000 is allocated for the remediation. This summer an RFP was put out to complete remedial Tract 8 work, with the City receiving no bids. It is believed the lack of bids was due to the fact that there is no shortage of construction/development work right now, and that it would be best to re-advertise the bid for the winter. It will be specified in the RFP that we want something that will lend to the downtown area. Callie is asking for the ok from the Council to go ahead with the RFP (for the entire project) without the work on Tract 8 portion being completed. It will be necessary to get a site environmental plan and an updated appraisal (the last one was completed in 2015). The RFP proposal will be brought to Council for approval prior to being submitted. The Council gave the requested approval to move forward with the RFP proposal.

### **Recreational Cannabis: Discussion Only**

Terry Summers gave a brief overview of what has transpired since the law was passed to this point, and reiterated what occurred at July 8<sup>th</sup> and July 22<sup>nd</sup> City Council meetings. At the July 22<sup>nd</sup> meeting the determination was to wait on the Moratorium. Callie McFarland informed the Council that she was notified today of an interest in licensure for a dispensary here, so she would advise not pushing this down the road. It is happening now. Discussion ensued from all Council members regarding the need for a moratorium, interest in having a public hearing to gain community's view, and their own opinions on what to allow. Most are torn and recognize pros and cons of each side – whether to allow or not allow. All members agree public input is needed, and most members agree that a Moratorium would be beneficial while the Council tries to figure out the best course of action for our community. The Council ultimately determined that they would like the Ordinance for the Moratorium to be re-presented at the next regularly scheduled Council Meeting, and that they would like a Public Hearing set for September through the Planning and Zoning Board.

### **ALDERMEN'S/ALDERWOMEN'S REPORT:**

Alderman Jones attended a jet meet-up at Eli Field this weekend and encouraged others to check out Eli Field if you have never been.

Alderman Burris thanked Alderman Jones for the open discussion exchange during the portion of the meeting addressing cannabis.

Alderman Brock reported he will be the Voice of the Sages for football again this year and stated he hoped to see everyone out supporting our State Champs.

Alderman Frerichs gave kudos to the new owner of Mama T's in Bement, stating he was able to visit the last Boot Camp, and it was great to see her enthusiasm.

**POLICE CHIEF'S REPORT:**

Chief Carter reminds everyone that the first day of school will be Friday, and to watch for traffic delays, follow bus laws, and remember cell phone laws. With all of the construction work around town, and of course at the high school, parking will be an issue this year.

**CITY ADMINISTRATOR'S REPORT:**

Terry Summers stated he appreciated the discussion about cannabis tonight, and asked that if any of the Aldermen or Alderwomen have further questions to please come and see him, as he has been researching the issue extensively. Mr. Summers gave a reminder that the Center/Bridge/Marion street projects began today. Communication regarding these projects has occurred with the schools, 911, and will occur with Topflight Grain tomorrow (in relation to harvest).

Mayor Stoner asked for a motion to go into Closed Session. A motion was made at 7:56 pm by Alderman Brock, and seconded by Alderman Burris, to go into Closed Session – 5 ILCS 120/2 (c)(5). A voice vote was taken and the motion carried with all present voting yes. The Regular City Council Meeting was adjourned at 7:56 pm. Mayor Stoner informed the audience that the regular City Council Meeting was over, and nothing further would occur following Closed Session.

Respectfully Submitted by:

Jill Potts

City Clerk