

## **MONTICELLO CITY COUNCIL**

June 27, 2022

Mayor Stoner led the Council in the Pledge of Allegiance, and Alderman Burris led the Council in prayer.

Roll Call was taken by City Clerk Jill Potts.

**ROLL CALL:** Present: MUSE, SEBENS, HARLAN, REED, VOGT, BROCK, BURRIS, KOON

Absent: NONE

Also Present: Terry Summers, City Administrator; Callie McFarland, Director of Community Development; Jim Grabarczyk, Director of Planning and Development; Maura Metcalf, HR/Finance; Chief John Carter, MPD

### **PUBLIC PARTICIPATION:**

No in-person or remote participation

### **CONSENT AGENDA:**

Claims Report (Claims dated June 14, 2022 through June 27, 2022)

Meeting Minutes – City Council Meeting Minutes, June 13, 2022

Budget Report – May 2022

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

### **MAYOR'S REPORT:**

The Mayor discussed the following:

This Friday is the Reds, Whites and the Blues live music concert at Allerton Park. The Freedom Fest is Sunday, July 3, beginning at 4pm, with fireworks starting at 9pm. The shuttle and the Fireworks Train are available to view fireworks. The next movie night is July 9<sup>th</sup> – “Ghostbusters: Afterlife”. Beginning July 1, residents will be able to complete an online survey for the comprehensive plan update. Residents who complete the survey will be entered into a drawing for Monticello Chamber Bucks. Mayor Stoner reminded Council that the next CIMOA meeting will be held July 21<sup>st</sup> in Mahomet, with more details to come when the official invitation is received.

### **OLD BUSINESS:**

None

### **NEW BUSINESS:**

**Ordinance 2022-21: An Ordinance Approving the First Amendment to the Redevelopment Agreement Between the City of Monticello and Ashokan Properties, Concerning the Property Located at 217 W Washington Street, Monticello, Illinois**

Callie McFarland presented the following:

On January 24, 2022, the City Council approved Ordinance 2022-06, a Redevelopment Agreement with Ashokan Properties awarding a Building Improvement Grant to the property owner in the amount of 50% of the total project cost of \$13,978, not to exceed \$6,989. The estimated project budget is \$13,978. Due to delays in labor and materials required for this project, the project would not be completed by the June 30<sup>th</sup>, 2022 deadline, so City Staff is asking for an extension of the project completion date to September 30, 2022. The painting is anticipated to occur the week of July 11<sup>th</sup>, and the custom ordered windows are expected to be in late June, early July. This is the building that currently houses Prairie Fire Glass.

A motion was made by Alderwoman Vogt, and seconded by Alderwoman Muse, to approve Ordinance 2022-21. The motion passed 8-0.

**Ordinance 2022-22: An Ordinance Approving the First Amendment to the Redevelopment Agreement Between the City of Monticello and Paramdham Inc dba Subway of Monticello, Concerning the Property Located at 122 N Charter Street, Monticello, Illinois**

**Ordinance 2022-23: An Ordinance Approving the Final Plat – Minor Subdivision of Combes Addition, Piatt County, IL**

Callie McFarland presented the following:

On January 24, 2022, the City Council approved Ordinance 2022-02, a Redevelopment Agreement with Paramdham Inc dba Subway of Monticello awarding a Building Improvement Grant to the property owner in the amount of 50% of the total project cost of \$13,150, not to exceed \$6,575. The estimated project budget is \$13,150. Due to delays in materials required for this project, the project would not be completed by the June 30<sup>th</sup>, 2022 deadline, so City Staff is asking for an extension of the project completion date to September 30, 2022. On a side note, the owner of the business and property has made significant investment renovating the interior of the business this year. This same contractor has recently completed four buildings on the north side of the square, with Subway scheduled next.

A motion was made by Alderman Reed, and seconded by Alderman Koon, to approve Ordinance 2022-22. The motion passed 8-0.

**Ordinance 2022-23: An Ordinance Approving the Final Plat – Minor Subdivision of Combes Addition, Piatt County, IL**

Jim Grabarczyk presented the following:

Robert M Cox, P.L.S. with Survey Solutions and Joseph Combes (owner) have submitted a Final Plat-Minor Subdivision for Combes Addition and supporting documents to City staff for review. The subdivision is located within the City Limits East of Circle Drive on Market Street (SR 105). This subdivision must have the City's review and Council approval by way of Ordinance based on

the City's Municipal Code. Access will come directly from an existing driveway apron along Market Street. The owner will be constructing single family homes in the near future. This Final Plat and attachments meet the definition and requirements of Chapter 152 Section 152.044(F) of the Municipal Code (Final Plat Submission, Review and Approval).

With no concerns or questions voiced, a motion was made by Alderwoman Sebens, and seconded by Alderwoman Vogt, to approve Ordinance 2022-23. The motion passed 8-0.

### **Residential Waste Hauler Licensure – Discussion**

Terry Summers began by stating that at the June 13<sup>th</sup> City Council meeting the current licensure policy was discussed, including the fact that the City now has only one residential waste hauler licensed to operate within the corporate boundaries of the City. Of the four available licenses created in 2015, there have been as many as three occupied at one time. In reference to a question during the last discussion about the commonality of a one waste hauler contract, Mr. Summers reached out to three of the waste haulers currently operating in the area. Two of the waste haulers responded. One hauler indicated that they currently have 72 municipal accounts ranging in size from 38,000 households to 34 households. The other waste hauler indicated that they currently have about 21 municipal accounts with operations including Bloomington (partial), Springfield (partial), Hoopeston (pop. 4,900), Watseka (pop. 5,200), Thomasboro (pop. 1,100) and others. Tuscola uses another (third) waste hauler that is operating in the area. The 2018 Residential Refuse and Recycling Collection Program – Request for Proposals was provided to all City Council members ahead of the June 13<sup>th</sup> City Council meeting for discussion at that Council meeting. Amendments to the attached request for proposal can be incorporated for future Council consideration. A motion has been provided within the agenda if the Council should desire to take action on this policy and direct staff to proceed with another request for proposal.

Alderman Koon questioned if two weeks in is too early for the RFP process, stating one of the important pieces of information to be gathered is surveying haulers. Alderman Reed pointed out this has been done per Terry Summers, and Mayor Stoner pointed out the RFP process (getting the request ready) takes time. Among confusion regarding this process vs the current licensure in place, it was explained by Mr. Summers that this motion does not change the fact that we already have licensure in effect – the language does not expire. Terry reviewed where the City stands with known haulers in this area: Republic completed the RFP in 2018, and is currently not interested in filling an open license; Waste Management and GFL were both recently the only two haulers to hold a license in Monticello - Waste Management recently sold their Monticello customers to GFL, leaving GFL as the sole hauler under a four-license program; Knight's has communicated they might be interested in licensure but not a one-hauler system. Alderwoman Muse asked if we put out a one hauler bid can a resident choose not to go with them – the answer is no. Mayor Stoner asked if any Alderpersons have heard community concerns, as this has been discussed in open session and has been in the newspaper. Alderwoman Vogt shared that she has heard from four residents, 3 wanting a one-hauler system due to street conditions, and one wanting the current licensure system to stay if “growing pains” get better. Alderwoman Muse has heard from one resident dissatisfied with current service who is for a one-hauler system (was against a one-hauler system in 2018). Alderwoman Muse questioned with one hauler what can we do if they do not follow through, with Terry Summers answering that language regarding repercussions would be drafted into the contract. Several questions and further discussion centered around the idea that both systems could operate in conjunction with one another, which is not the case. A one-year contract was proposed, rather than a longer one, and Alderman Reed asked what incentive a one-year contract gives a business to give

quality service, and that a contract should be a minimum of three years. Alderman Burris stated he does not believe a one-hauler system will be better on the roads, and is against one hauler, citing choice is important. It was pointed out that there is currently no choice. Alderman Brock reiterated that everything could change tomorrow with the current one licensed hauler – there is nothing stopping them from raising rates or stopping service to the community. The City is trying to negotiate the best deal for the community – if that is one guy then that is what we do. We have to try something because the current system is not good. Reminders were given, prior to the motion, that this will be a draft proposal, not a finality.

**Motion directing the City Administrator to draft a residential refuse and recycling collection program request for proposals for future contractual engagements with one waste hauler**

A motion was made by Alderman Brock, and seconded by Alderman Reed, to direct the City Administrator to draft a residential refuse and recycling collection program request for proposals for future contractual engagements with one waste hauler. The motion passed 5-3 (Sebens, Burris, Koon).

**ALDERMEN’S/ALDERWOMEN’S REPORT:**

Alderman Brock reminded all to take the opportunity to vote – tomorrow is an election day. Polling locations will be open 6am to 7pm.

Alderman Vogt has been asked twice about line painting in crosswalks. Terry Summers explained we are aware of the issue but continue to have difficulty getting a quote from striping companies. This has been an ongoing problem for three years.

**POLICE CHIEF’S REPORT:**

Chief Carter reported that Alice Hicks’ memorial service is June 29<sup>th</sup> at 10:00am. Chief Carter appreciated her service - Alice was a Piatt County dispatcher from 1979-2009.

**CITY ADMINISTRATOR’S REPORT:**

None

A motion was made by Alderman Brock, and seconded by Alderman Muse, to adjourn the meeting at 7:49pm.

Respectfully Submitted by:

Jill Potts  
City Clerk