

MONTICELLO CITY COUNCIL

September 26, 2022

Mayor Stoner called the meeting to order at 7:00 pm, and led the Council in the Pledge of Allegiance. Alderman Burris led the Council in prayer.

Roll Call was taken by Jill Potts, City Clerk.

ROLL CALL: Present: MUSE, SEBENS, CLARK, VOGT, BROCK, BURRIS, KOON
Absent: REED

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

PUBLIC PARTICIPATION:

None

CONSENT AGENDA:

Claims Report (Claims dated September 13, 2022 through September 26, 2022)
Meeting Minutes – City Council Meeting Minutes, September 12, 2022; Planning & Zoning Board Meeting Minutes, August 15, 2022
Budget Report – August 2022
Police Report – August 2022

A motion was made by Alderman Clark, 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 Mayor reminded everyone of the following upcoming events:

Monticello Farmer's Market on Thursdays
City-hosted Solar Power Hour on 9.29 – information on City website
Weekend train rides end Sunday 10.2
Annual Marissa's Purpose Race to Recovery is Sunday 10.2
Welcome to Grace and Mae Boutique, opening at 216 W Washington in the fall
Congratulations to Caitlin Hicks Jeweler and Design who recently opened her new space at 106 S Market Street
Reminder that Strategic Planning Interviews are tomorrow

OLD BUSINESS:

None

NEW BUSINESS:

Resolution 2022-34: Resolution for a Conditional Use (Hair Salon) at 200 NW Union Street, City of Monticello, Piatt County, IL.

Jim Grabarczyk presented the following:

Applicant Nikki Rolen of 200 NW Union Street, zoned RD-Urban Residential, has requested a conditional use permit for a home-based business (hair Salon). The applicant has ample parking, using a portion of their driveway for off-street parking. The City of Monticello zoning ordinance does not allow for a major home occupation without issuance of a Conditional Use permit §153.031 (C) (1). Staff has reviewed the application and the plan for off-street parking and does not see any issues with the application as submitted. A Public notice was sent to all adjacent property owners by certified mailing, as per state statute. Staff received no comments regarding this request. One neighbor called in to support the Conditional Use. The Planning & Zoning Board held a hearing on September 19th, 2022. After some discussion, the Planning & Zoning Board voted to recommend the Conditional Use, 7-0. Council members had no further questions regarding this Conditional Use.

A motion was made by Alderwoman Vogt, seconded by Alderwoman Clark, to approve Resolution 2022-34. The motion passed 7-0.

Resolution 2022-35: Resolution for Conditional Use (Undesignated Manufacturing) at 12 Opal Drive, City of Monticello, Piatt County, IL.

Jim Grabarczyk presented the following:

Applicant Nathan Lilly, who is purchasing the property commonly known as 12 Opal Drive, has requested a Conditional Use Permit for a “not otherwise designated manufacturing” process per Monticello Zoning Regulations Section 153.017 Table I on a parcel Zoned *B – Business*. This business will perform light manufacturing utilizing a 3D concrete printer and “print” various concrete goods during the winter months during the off season of home building. The goal is to keep the workforce employed over the winter months through the printing of custom concrete goods. The structure will serve as the headquarters for LX Construction, a 3D Concrete construction company. LX’s mission is to use state of the art construction robotics to provide less expensive, more durable housing faster than traditional wood frame methods. While many 3D concrete printed structures have been built in the US to date, the short-term goal for 2023 is to erect the first 3D printed home in Illinois. Some printed items (not an inclusive list) may include concrete sewer pipes, custom concrete furniture, and other miscellaneous goods traditionally made in a “pre-cast” facility. Nathan Lilly was present for questions – there were no questions, but comments of interest in this type of business.

A motion was made by Alderwoman Muse, and seconded by Alderwoman Sebens, to approve Resolution 2022-35. The motion passed 7-0.

Resolution 2022-36: A Resolution Determining the Intent of the City of Monticello, Illinois to Issue its Revenue Bonds to Finance and Refinance the Costs of a Project for Foundation Therapy & Wellness Capital

Terry Summers presented the following:

Earlier this year representatives from Kirby Medical Center approached City staff regarding the City of Monticello acting as the “conduit” to issue revenue bonds in the amount of \$10,000,000 for the therapy and wellness capital project at Sage Crossing. City staff has consulted with our city attorneys, Ancel Glink, as well as Kings Financial Consulting Inc. The revenue bond payments are the sole responsibility of the borrower, the Foundation Therapy & Wellness Capital. The issuance of the bonds is subject to agreements between the city, the borrower and the purchaser, First Mid Bank and Trust. This is a preliminary action of the City Council with additional actions in the future being required by the City Council. All documents and action items will be reviewed by our attorneys prior to requested Council approval. Mr. Summers emphasized that the issuance of these bonds will not interfere with any financial plans that the City Council may consider in the future involving the City issuing bonds of our own. Representatives from Kirby Medical Center, Foundation Therapy & Wellness Capital, First Mid Bank and Trust, and Stewart Diamond with Ancel Glink (remote) were present at this meeting to answer questions. Alderman Koon questioned the bond terms (20 years). Alderman Clark asked what are the negative impacts to the City. The only negative impact would be if the City was going for bonds in the same calendar year, which would not be the case. Mike Southworth, bond counsel for the hospital, stated that the advantage is a lower interest rate for Kirby.

A motion was made by Alderman Koon, and seconded by Alderwoman Sebens, to approve Resolution 2022-36. The motion passed 7-0. Alderman Burris stated his yes vote is ‘cautious’.

Resolution 2022-37: Resolution for Improvement Under the Illinois Highway Code

Jim Grabarczyk presented the following:

The City desires to improve State Street by performing hot mix asphalt (HMA) resurfacing. Engineering Services will be contracted to ESCA Consultants, Inc (ESCA). The use of Motor Fuel Tax (MFT) requires submittal of Bureau of Local Roads & Streets (BLRS) Manual form BLR09110 (rev 05/08/2020) attached hereto. The project is for the hot-mix asphalt resurfacing of State Street. The work will also include cold milling and pavement patching. The City Council approved a total of \$200,000 for this project in line item 01-55173-20 of the 2022 City of Monticello Budget. Terry Summers added that it this work will take place in 2023. Alderman Koon questioned if we are bypassing work on Grant St. Mr. Summers stated no, that this will still be completed in 2023 or 2024, and discussed the streets that are on the list. He added that the City has spent two million plus on pavement rehabilitation in recent years. Alderman Brock discussed the state of Livingston Street near Subway. This street is on the list for future work, but Terry Summers stated he may propose that the one block in question be completed while contractors are here for other work.

A motion was made by Alderman Brock, and seconded by Alderwoman Vogt, to approve Resolution 2022-37. The motion passed 7-0.

Ordinance 2022-38: An Ordinance Enacting a Supplement to the Code of Ordinances for the City of Monticello, IL

Terry Summers presented the following:

This Ordinance adopts Supplement 24, which formally incorporates the changes made from previously adopted ordinances approved from July, 2021 through June, 2022, as well as a correction from 2013, and identified in Exhibit A of the Ordinance, into the Municipal Code.

A motion was made by Alderwoman Muse, and seconded by Alderwoman Sebens, to approve Ordinance 2022-38. The motion passed 7-0.

ALDERMEN’S/ALDERWOMEN’S REPORT:

Alderman Koon shared a call he received from a citizen in his ward who his disabled and is having issues with GFL picking up her garage closer to the house. Terry Summers informed him that he has spoken with GFL about this and it has been resolved.

Alderwoman Sebens questioned if potholes had been addressed on State Street – Public Works patched potholes last Thursday and Friday.

POLICE CHIEF’S REPORT:

Chief Carter welcomed Wendy Buchanan, who is the new Administrative Assistant at the Police Department. Trick or Treat hours will be 5-8pm on Halloween.

CITY ADMINISTRATOR’S REPORT:

None

A motion was made by Alderman Brock, and seconded by Alderwoman Vogt, to adjourn the meeting at 7:29pm.

Respectfully Submitted by:

Jill Potts
City Clerk