

MONTICELLO CITY COUNCIL

May 22, 2023

Mayor Stoner led the Council in the Pledge of Allegiance, and Jerry Dusenberry with the Monticello Christian Church led the Council in prayer.

Roll Call was taken by the City Clerk.

ROLL CALL:

Present: VOGT, LIVELY, DINIZ, REED, BURRIS, BROADRICK, BROCK, PEARCY

Absent: WOODHAM, KOON

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

PUBLIC PARTICIPATION:

Allison Wright, a 7-year resident of Monticello, was present to ask the City Council to consider amending the ordinance that governs having chickens in the city limits. Allison recently sought zoning approval to have backyard chickens, which was denied due to not meeting the distance requirements. Ms. Wright did some research, and shared a chart with the council members showing what the ordinances look like for surrounding communities. She also shared the benefits of having chickens, and addressed concerns about smell and noise. Ms. Wright proposes the ordinance be amended to 20ft from the house and 50ft from the lot line (currently is 150ft from the house and 20ft from the lot line).

Majela Harty spoke next regarding the same issue. She would like to have chickens, and measured her yard to see if this was possible. With the current ordinance it is not. She has also looked at other communities and their rules regarding having chickens. Ms. Harty would like the City Council to allow residents to have chickens in their yard, and have rules like the other communities.

There was no remote public participation.

CONSENT AGENDA:

Claims Report (Claims dated May 9, 2023 through May 22, 2023)

Meeting Minutes – City Council Meeting Minutes Closed Session, April 24, 2023; City Council Meeting Minutes, March 27, 2023; City Council Meeting Minutes, May 8, 2023

Budget Report - April 2023

Treasurer's Report – February 28, 2023

Treasurer's Report – March 31, 2023

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

MAYOR'S REPORT:

Rehearsals for the Monticello Summer Singers begin Thursday, June 8th, at 6:30pm at the Methodist Church. Mayor Stoner encouraged all who love to sing to join. Eli Field kicks off the annual RC Fest Friday, June 9th and Saturday, June 10th. Monticello Movie Nights begin Saturday, June 19th with “Minions”. Thank you to Koester Homes for sponsoring this event. The Piatt County Museum will hold their annual meeting on Sunday, June 11th, at 2:00pm at Allerton Library. Dr. John Schmale will be presenting on regimental Civil War flags. The public is invited to attend. En Pointe, a ballet and dancewear supply business will be having a ribbon cutting on Saturday, June 10th at 10:30am. Please stop in and welcome Tobey Martinez to the downtown.

OLD BUSINESS:

None

NEW BUSINESS:

Resolution 2023-24: A Resolution of the City of Monticello Adopting Civility Pledge

Terry Summers presented the following:

The Illinois Municipal League (IML) was founded in 1913 and is the foremost advocate at the state and federal levels for nearly 1,300 cities, villages and towns throughout Illinois. The IML has authored a civility pledge “to ensure that the communication between local elected officials and appointed officials remains open, honest and transparent in order to cultivate trust and build relationships”. The pledge reads as follows: “In the interest of civility, I pledge to promote civility by listening, being respectful of others, acknowledging that we are all striving to support and improve our community and understanding that we each may have different ideas for achieving that objective”. Mayor Stoner emphasized the importance of civil discourse that is respectful to all.

A motion was made by Alderman Broadrick, and seconded by Alderman Vogt, to approve Resolution 2023-24. The motion passed 8-0.

Resolution 2023-25: Approving the Preliminary Plan for Sage Fields Subdivision

Jim Grabarczyk presented the following:

Steven Tenhouse of Monticello and Brent Bazan, PLS with Farnsworth Group have submitted a Preliminary Plan for the Sage Fields Subdivision per Monticello Municipal Code 152.041 located at: IN SECTION 31, TOWNSHIP 19N, RANGE 6E, LOT 2 IN JEFFERSON PARKWAY I ACCORDING TO THE PLAT THEREOF RECORDED JULY 25, 2012 IN BOOK 14, PAGE 193 AS DOCUMENT NO. 347720 IN THE PIATT COUNTY RECORDER’S OFFICE, PIATT COUTNY, ILLINOIS. PIN: 06-31-19-006-013-07. Mr. Tenhouse is requesting the following waivers from the requirements of the City of Monticello Code of Ordinances and the Manual of Practice for the Design of Public Improvements in the City of Monticello:

- A. Waiver to the requirement of public sidewalks be installed on just the West side of the proposed street.

- B. Waiver to allow a 50-foot-wide right of way (ROW) dedication from a 60-foot ROW requirement.

The developer must be in compliance with all other requirements as outlined in “A Manual of Practice for the Design of Public Improvements in the City of Monticello”. The required public noticed was published in the April 26th, 2023 edition of the Piatt County Journal Republican. The Planning and Zoning board met on May 15th, 2023 and held the required public hearing; no comments were brought from the public. The Planning and Zoning Board approved the motion.

Alderman Diniz asked for the reasoning for the sidewalk waiver request. Mr. Grabarczyk explained that because the existing wellness path is on the east side, this path will satisfy the sidewalk requirement on that side of the street.

A motion was made by Alderman Reed, seconded by Alderman Broadrick, to approve Resolution 2023-25. The motion passed 8-0.

Ordinance 2023-26: An Ordinance Approving the Final Plat of Sage Fields Subdivision, Piatt County, IL

Jim Grabarczyk presented the following:

Steven Tenhouse of Monticello and Brent Bazan, PLS with Farnsworth Group have submitted a Final Plat for Sage Fields Subdivision and supporting documents to City staff for review. The subdivision is south of Medical Center Drive and west of The Villas at Hollybrook within city limits located at: IN SECTION 31, TOWNSHIP 19N, RANGE 6E, LOT 2 IN JEFFERSON PARKWAY I ACCORDING TO THE PLAT THEREOF RECORDED JULY 25, 2012 IN BOOK 14, PAGE 193 AS DOCUMENT NO. 347720 IN THE PIATT COUNTY RECORDER’S OFFICE, PIATT COUTNY, ILLINOIS. PIN: 06-31-19-006-013-07.

Sage Fields subdivision must have City Council approval by way of Ordinance based on the City of Monticello Municipal Code Section 152.002 (Jurisdiction). This Subdivision also meets the definition and requirements of Chapter 152 Section 152.044 Final Plat Submission and Review Procedure of the Municipal Code. Staff has reviewed the Final Plat and associated documents. We find the Plat substantially complies with City Ordinances and requires City Council approval by way of ordinance passage Section 152.044 (D). The Council has also previously approved the Preliminary Plan and waivers by way of Resolution 2023-25.

A motion was made by Alderman Reed, and seconded by Alderman Diniz, to approve Ordinance 2023-26. The motion passed 8-0.

Resolution 2023-27: Resolution for Approval of Conditional Use Day Care Center – Sage Fields Lot 1 Monticello

Jim Grabarczyk presented the following:

Steven Tenhouse (Owner) is seeking a Conditional Use Permit for a “Day Care Center” under Monticello Zoning Regulations Section 153.017 Table I on a parcel *zoned IC – Planned Industrial /*

Commercial. The Day Care Center, its maintenance and/or operation, will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the normal and orderly development, improvement of surrounding properties. The property must receive a conditional use permit per Zoning Regulations Section 153.017 Table I in order to be allowed to operate within this zone. This use is cohesive with the nature of the business park. The required public notice was published in the April 26th, 2023 edition of the Piatt County Journal Republican, and the Planning & Zoning Board approved the Conditional Use on May 15, 2023.

Alderman Burris asked questions regarding the size of the circle drive, and how the ROW decrease will affect accessibility for buses and commercial vehicles. Mr. Grabarczyk explained that the ROW decrease will not affect the size of the drive, which meets design standards.

A motion was made by Alderman Burris, and seconded by Alderman Broadrick, to approve Resolution 2023-27. The motion passed 8-0.

Resolution 2023-28: A Resolution Approving a Contract for State Street Resurfacing

Terry Summers presented the following:

This project was presented and approved by the City Council for inclusion in the FY2023 General Fund Budget. The bid tab shows the results of the three bidders as well as the average, high and low unit prices. As a cost saving measure, our public works department will be removing and replacing the curb and gutter at side street radii and installing ADA compliant sidewalks at the intersections. The construction start date is tentatively scheduled for late June or early July of this year. We will know more about the contractor's schedule upon execution of the contract. The project completion date is scheduled for the middle of August, 2023. Access to affected properties will be maintained as reasonably as possible and traffic will be reduced to one lane for a couple of weeks near the box culvert under State Street just south of Lone Beech Road.

A motion was made by Alderman Brock, and seconded by Alderman Vogt, to approve Resolution 2023-28. The motion passed 8-0.

Ordinance 2012-42: An Ordinance Amending Chapter 10 of Title I and Chapter 90 of Title IX of the Municipal Code of the City of Monticello – Discussion Only

Terry Summers presented the following:

At the request of some Council members, the ordinance that regulates chickens within the corporate boundaries of the city is being discussed tonight. The original ordinance (2012-42) was provided in order to assist with the discussion. Terry Summers began the discussion by giving a brief background on the original ordinance and why we are discussing tonight. Alderman Broadrick felt we should have an ordinance like our neighboring communities, and noted that 150 feet is a lot. Mayor Stoner said chickens can be good neighbors, but is concerned about the smell/cleanliness and wonders if the stipulations addressing this in the current ordinance are enough. Callie McFarland feels most of these types of concerns can be handled with the ordinance violation process we have

in place. Discussion was had regarding enclosures, and whether to allow other fowl (as is in the current ordinance) if we change the ordinance. Alderman Vogt feels a new ordinance with the proposed changes should apply to chickens only, and that other fowl be taken out. Chief Bross assured the council members that enforcement could be handled just like other ordinance violation complaints regarding animals. The consensus of the Council is to redraw the current ordinance with new distance requirements, to allow chickens only, and to address the enclosure/structure issue more closely. This will be brought back to the next meeting.

Pepsin Hill Update – Discussion Only

Callie McFarland gave an overview of the Pepsin Hill site, beginning with the demolition in 2003 and ending with the last RFP process in 2019 and the inactivity due to COVID following that process. Ms. McFarland reminded the Council that they are guided by our comprehensive plan and development of the Pepsin Hill site is part of that plan. We need people downtown, and the staff recommendation is to continue down the path of searching for that development, but more aggressively now. Alderman Broadrick remarked that this is smart development – extending this as part of downtown and dragging people that direction. Alderman Burris asked if the company that had concerns with the last proposal in 2019 have the same concerns now. Callie McFarland and Terry Summers have met with the surrounding businesses and feel that all concerns have been addressed. Alderman Vogt asked if we should proceed with another RFP, and Callie felt we should put out feelers first for what interest is there, and then possibly proceed in the fall or winter with an RFP.

ALDERMAN REPORTS:

Alderman Brock commended the Public Works staff for their work on State Street thus far.

POLICE CHIEF’S REPORT:

Chief Bross reports that police officer testing occurred Saturday and they have three applicants that all passed the test. Interviews will be scheduled soon. Alice training was done with Piatt County Mental Health, and MPD will be participating in a Center for Developmental Services group fun day this Saturday. Updating the firing range is in progress, and Public Works recently helped with the clean-up. Chief Bross will be meeting this week regarding planning for the 4th of July fireworks.

CITY ADMINISTRATOR’S REPORT:

None

A motion was made by Alderman Vogt, and seconded by Alderman Burris, to adjourn the meeting at 8:01pm.

Respectfully Submitted by:

Jill Potts
City Clerk

