

MONTICELLO CITY COUNCIL

July 24, 2023

Mayor Stoner called the meeting to order and led the Council in the Pledge of Allegiance, and Josh Bledsoe with Calvary Baptist Church led the Council in prayer. Roll call was then taken by the City Clerk.

ROLL CALL:

Present: VOGT, DINIZ, REED, BURRIS, KOON, BROADRICK, BROCK

Absent: PEARCY, WOODHAM, LIVELY

Also Present: Jim Grabarczyk, Director of Planning & Development; Callie McFarland, Director of Community Development; Chief Rob Bross, MPD

PUBLIC PARTICIPATION:

Steve Shreffler participated remotely and discussed the Comprehensive Plan, reiterating his concerns stated at the Public Hearing held on July 17th. Mr. Shreffler stated it is not realistic to expect the population of Monticello to reach 18,000, and if all of the plan is this inaccurate, he encouraged the Council to look closely. He emphasized that we should continue to make decisions that promote our goal to control growth and remain a unique small town.

CONSENT AGENDA:

Claims Report (Claims dated July 11, 2023 through July 24, 2023)
Meeting Minutes – City Council Meeting Minutes, July 10, 2023

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

MAYOR'S REPORT:

Registration for the Monticello Bootcamp Small Business Development program opens August 1, and is free to participants. Information can be found at monticellobootcamp.com.

Allerton Park Concert Series brings you a Reggae Concert on Saturday, August 5 from 6-9pm on the Gatehouse Lawn.

PC Trailblazers is hosting the second annual Ranch Rodeo on Saturday, August 5th at 7pm.

Several downtown businesses are hosting a Sunday Sundaze event on W Washington Street with live music and shopping on Sunday, August 6 from 11am – 4pm.

Eli Field is hosting Illini Super Jets August 10-12.

Monticello Main Street is bringing you Music on Main on Saturday, August 12th. The Peter Tijerina Jazz Nonet will perform on the courthouse lawn from 5-7pm, followed by Open Mic Night. Kirby Medical Center is sponsoring the movie “Aladdin” on the square at sunset.

OLD BUSINESS:

None

NEW BUSINESS:

Ordinance 2023-40: An Ordinance Approving a Redevelopment Agreement Between the City of Monticello and Patricia Rund Concerning the Property Located at 109 E Main Street, Monticello, Illinois

Callie McFarland presented the following general information regarding Ordinances 2023-40 through 2023-45:

On August 12, 2019, the City of Monticello City Council approved the Monticello Business District by adoption of Ordinance 2019-40. Part of the program allowed for the creation of the Building Improvement Grant Program (a combination and amendment of the former façade improvement and downtown life safety grant programs), and funding was approved in the City’s fiscal year 2023 budget. The goal of the Building Improvement Grant program is to assist with public/private redevelopment efforts, using public funds to reimburse business/building owners upon completion of approved private development improvements. The City invited applications for the Fall, 2023 program between June 1st and 15th of 2023. Twelve completed applications were received for consideration during this round of programming. Details of the application and proposed improvements are included as exhibits to the Redevelopment Agreement.

Alderman Koon questioned if the November 30th completion date is reasonable, and Callie McFarland answered yes, and this is good for checks and balances. Alderman Diniz addressed the recent expansion of the business district and asked when those newly added businesses will be eligible to apply for a grant (January 1, 2024).

In regard to Ordinance 2023-40:

Applicant: Patricia Rund (owner), 109 E. Main Street/PAQ Interactive (occupant)

Project Description: The owner of the property would like to replace the roof of the main structure

Estimated Project Construction Window: August, 2023

Estimated Project Cost: \$18,537.52

Recommended Reimbursement: 50% of total cost, up to \$9269

A motion was made by Alderman Koon, and seconded by Alderman Broadrick, to approve Ordinance 2023-40. The motion passed 7-0.

Ordinance 2023-41: An Ordinance Approving a Redevelopment Agreement Between the City of Monticello and Lafayette Square Monticello, LLC Concerning the Property Located at 210 S Market Street, Monticello, Illinois

Applicant: Lafayette Square Monticello, LLC (owner), 210 S. Market Street/Piatt County Extension (occupant)

Project Description: The owner of the property would like to replace the roof, and perform some interior and exterior improvements

Estimated Project Construction Window: August – November, 2023

Estimated Project Cost: \$35,000

Recommended Reimbursement: 50% of total cost, up to \$10,000

A motion was made by Alderman Brock, and seconded by Alderman Vogt, to approve Ordinance 2023-41. The motion passed 7-0.

Ordinance 2023-42: An Ordinance Approving a Redevelopment Agreement Between the City of Monticello and Todd & Josie Baker Concerning the Property Located at 200 S Market Street, Monticello, Illinois

Applicant: Todd & Josie Baker (owner), 200 S. Market Street/Filippo's Pizza & Italian Food (occupant)

Project Description: The owners of the property would like to replace all windows and the door on the 2nd floor.

Estimated Project Construction Window: September, 2023

Estimated Project Cost: \$31,108.00

Recommended Reimbursement: 50% of total cost, up to \$10,000

A motion was made by Alderman Reed, and seconded by Alderman Brock, to approve Ordinance 2023-42. The motion passed 7-0.

Ordinance 2023-43: An Ordinance Approving a Redevelopment Agreement Between the City of Monticello and X-Treme Entertainment Concerning the Property Located at 109 N Charter Street, Monticello, Illinois

Applicant: X-Treme Entertainment, LLC (owner), 109 N. Charter Street/ "Cottage" – residential rental unit

Project Description: The owner would like to remove the 3 windows and A/C on the west and south side of the building, restore to original size; fix, repair all soffit & fascia, masonry work, install patio and landscaping.

Estimated Project Construction Window: July, 2023 – October, 2023

Estimated Project Cost: \$31,949

Recommended Reimbursement: 50% of total cost, up to \$10,000

A motion was made by Alderman Broadrick, and seconded by Alderman Koon, to approve Ordinance 2023-43. The motion passed 7-0.

Ordinance 2023-44: An Ordinance Approving a Redevelopment Agreement Between the City of Monticello and The Brown Bag, Inc, Concerning the Property Located at 212 W Washington Street, Monticello, Illinois

Applicant: The Brown Bag, Inc. (owner), 212 W. Washington Street

Project Description: The owner would like to install new duct work in the larger dining room to improve efficiency of the HVAC, as well as offer a quieter system.

Estimated Project Construction Window: August, 2023

Estimated Project Cost: \$8,200.00

Recommended Reimbursement: 50% of total cost, up to \$3,275

A motion was made by Alderman Broadrick, and seconded by Alderman Vogt, to approve Ordinance 2023-44. The motion passed 7-0.

Ordinance 2023-45: An Ordinance Approving a Redevelopment Agreement Between the City of Monticello and Lilly's Flooring, Inc., Concerning the Property Located at 115 W Main Street, Monticello, Illinois

Applicant: Lilly's Flooring, Inc. (owner), 115 W. Main Street

Project Description: The owner would like to install a new HVAC unit for the building.

Estimated Project Construction Window: July, 2023 – August, 2023

Estimated Project Cost: \$14,657

Recommended Reimbursement: 50% of total cost, up to \$4,725

A motion was made by Alderman Vogt, and seconded by Alderman Reed, to approve Ordinance 2023-45. The motion passed 7-0.

Resolution 2023-46: A Resolution Adopting a Strategic Plan for the Years 2023-2026

Callie McFarland gave the following information and introduced Mim Evans from Northern Illinois University to assist in presentation of this Resolution and the Comprehensive Plan. Ms. Evans shared that the level of participation in these plans is impressive, and stated that it was wonderful to do both of these plans at the same time, which allows cross-referencing between the two.

Needing an update to the 2014 City of Monticello Strategic Plan, the City engaged with Northern Illinois University Center for Government Studies, and Egret & Ox in January, 2022 for services involved in the facilitation of an update to the Strategic Plan for the community. A strategic plan is the 5-year plan for the Council identifying benchmarks in line with the comprehensive plan, which guides Council action through policy and budgeting processes. Over the last few months, the facilitators have worked closely with City Staff and Council through interviews and workshops, identifying goals and objectives to gear decisions towards over the next five years.

Alderman Koon commented that he thinks the City does a wonderful job looking ahead and anticipating projects, as documents such as the Strategic Plan help shape the budget.

A motion was made by Alderman Brock, and seconded by Alderman Vogt, to approve Resolution 2023-46. The motion passed 7-0.

Ordinance 2023-47: An Ordinance Adopting the 2023 Comprehensive Plan Update for the City of Monticello, Illinois

The City engaged with Northern Illinois University Center for Government Studies, and Egret & Ox for services involved in the facilitation of an update to the Comprehensive Plan for the community. A Comprehensive Plan is a long-range (15-20 yr) plan that helps guide community leaders in future decisions that impact the community's growth. Comprehensive plans are not meant to be restrictive, but provide general guidance for how a community desires to grow. Because trends and growth patterns change over time- intentionally or not- comprehensive plans are meant to be a fluid document that requires regular review and potential amendments where necessary. The important thing to remember is the comprehensive plan is the community's plan, not City Council, staff or affiliates. It is based on input and feedback from the community. Over the last 18 months, the facilitators have worked closely with City Staff and the task force, holding numerous public meetings, surveys, planning sessions and interviews to gather the information and input required for this plan. As per state statute, prior to adoption of a comprehensive plan by City Council, the Planning & Zoning Board must hold a public hearing soliciting public input regarding the plan. Notice of the hearing was published in the June 28th edition of the Piatt County Journal Republican, with a link to the plan listed on the City's website. Hard copies could also be picked up at the Municipal Building for review. The Planning & Zoning Board held a public hearing at their regular meeting on July 17th, where public comment was solicited. After discussion, the Planning & Zoning Board voted to recommend approval to the Council as drafted of the City of Monticello Comprehensive Plan (5-0-2).

Mim Evans from NIU CGS and Todd Vanadilok from Egret & Ox Planning, LLC were present (Mim Evans in person, Todd Vanadilok remote) to discuss the process and highlights of the Comprehensive Plan, and to answer questions.

This plan is the community's plan, and community and business input has been excellent throughout the process. Emphasis is placed on the vision of a balanced community – balancing economic growth and quality of life. Mr. Vanadilok addressed the public comment regarding population projections, stating these are not meant to be taken literally. Three land use scenarios are shown, with varying degrees of population growth, and the task force chose to focus on a scenario that is a combination of the first two – with growth somewhere between 21% and 190%, but closer to 21%. The growth occurring to the northwest is a task force suggestion. Alderman Koon stated we need to keep in mind that for a balanced community, diversity is needed in housing, to include low, medium, and high income. He questioned guidance on how this can be accomplished. Ms. Evans answered that NIU is also working on a housing study that will be done by the end of this year that can assist with this. In addition, the following are suggestions that will help achieve this goal: having a Planning and Zoning Board that matches the plan, ability to modify or expand existing rules and regulations, being open to innovation, and community education.

A motion was made by Alderman Diniz, and seconded by Alderman Broadrick, to approve Ordinance 2023-47. The motion passed 7-0.

ALDERMAN REPORTS:

Alderman Brock congratulated the Public Works Department on their valiant effort on State Street – despite all the obstacles lately (storm, fire) they have been able to continue to make progress on the project.

Alderman Burris asked for clarification on the recent fire at the Landscape Waste Facility. He was informed we do not know the cause, but do know it began at the back of a brush pile. The hope is that it will re-open by the middle of this week, but the Driving Range will be closed for the rest of the season due to damaged equipment.

Alderman Diniz thanked Terry Summers for the tree removal list, and discussion was had on who completes this and how it is updated. He also recently participated in two bicycle races/events in small communities outside of Illinois. The events saw a tremendous amount of people brought to the small communities, and he would like to bring something like this to Monticello in the future.

POLICE CHIEF'S REPORT:

Chief Bross said the department has received the three new squad cars that are replacing the Impalas. He also reported that MPD is using social media a little more and will soon be emailing council members of incidents that occur in the community so that they are aware of what is being talked about in the community.

CITY ADMINISTRATOR'S REPORT:

None

A motion was made by Alderman Vogt, and seconded by Alderman Reed, to adjourn the meeting at 7:52pm.

Respectfully Submitted by:

Jill Potts
City Clerk