

## **MONTICELLO CITY COUNCIL**

January 12, 2026

Mayor Stoner called the meeting to order and led the Council in the Pledge of Allegiance. Alderman Burris then led the Council in prayer. Roll call was taken by the City Clerk.

### **Roll Call:**

Present: CARY, WOODHAM, LIVELY, BROADRICK, KOON, BURRIS

Absent: REED, YOON

Also Present: Terry Summers, City Administrator; Maura Metcalf, Finance/HR; Callie McFarland, Director of Community Development; Chief Rob Bross, MPD; Chief John Rupkey, MFRD

A motion was made by Alderman Woodham, seconded by Alderman Burris, to approve Alderman Reed to participate remotely. The motion passed 6-0. However, Alderman Reed was unable to attend due to technical difficulties.

### **Public Participation:**

No in-person or remote participation.

Letter read by City Clerk: City of Monticello, My name is Emmanuel Torres and I'm writing to express my concerns revolving the flock cameras which the city plans to spend \$10,000 on according to the payment approval report, GL account number 01-51380-10. One of the problems with these systems is that it's very easy to abuse, and then you only figure it out when something happens later. There are many instances of police officers using these "ALPR's, automatic license plate readers" (they do much more) to stalk their ex's or really anyone of interest without a legitimate reason. Of course, this can be done without a warrant, and there are little safeguards around such abuse. One such safeguard Flock has implemented is a "reason" box for why the search is being conducted and often will be populated with things like "investigation", "suspect", "ASDF", "donut" aka filler words to get the query to complete. Under reasonable standard in Fourth Amendment law, the Supreme Court explicitly rejected the argument that venturing into public eliminates Fourth Amendment protection. In *Carpenter v. United States* (2018) Chief Justice Roberts wrote that the government's access to 127 days of cell-site location data; tracking movements on public roads; achieved "near perfect surveillance, as if it has attached an ankle monitor to the phone's user." The court said "[a] person does not surrender all Fourth Amendment protection by venturing into the public sphere". There are court cases regarding all the false positives, system failures, all the innocent people that have been held at gunpoint because of these systems and the various stalking instances. This is not the world that I want to live in. I don't want to be watched everywhere that I go, and I don't think any other citizen would give up their right to privacy willingly. Everyday we edge closer to becoming like communist China. I am

not anti-police and I don't think all cops are bad. This is just a line that can't be crossed. And yes, this is different from a regular CCTV (CLOSED-circuit television) system that businesses can install on their properties or cameras homeowners install on their properties. Those are only viewable by the owners or managers with privileges. In order for law enforcement to have access to these cameras they would need to ask for permission or present a search warrant and I think this bit of friction by not having everything available all in one centralized place, all the time with AI going through it, and scanning so they can tell people's political affiliations based on the bumper stickers on their car (as an example) is the difference between an authoritative surveillance state and the United States with the Fourth Amendment and the freedoms that we supposedly tout. In summary, these systems are rife with issues that, once again, often only present themselves after the fact and I urge my fellow Monticello citizens to not let this town become a cog of the ever growing surveillance state. Thank you for your time and God bless. Warmly Emmanuel Torres.

### **Consent Agenda:**

Claims Report (Claims dated December 9, 2025 through January 12, 2026)

Meeting Minutes – City Council Meeting Minutes December 8, 2025

Budget Report – November 2025

Police Report – December 2025

Fire Report – December 2025

A motion was made by Alderman Burris seconded by Alderman Broadrick, to approve the Consent Agenda items. The motion passed 6-0.

### **Mayor's Report:**

Congratulations to the Green Door, which officially opened at 315 W. Washington Street (“The Red House”) this past weekend. Businesses and organizations are invited to attend the next Connect meeting on Monday, January 26<sup>th</sup> at 8:30am at the Livingston Center. The topic is “Marketing research for people who hate numbers.” The United States of America will commemorate its 250<sup>th</sup> anniversary on July 4, 2026. I have asked the City Administrator to place a resolution in support of the Illinois America 250 Commemoration on the agenda at the January 26<sup>th</sup> City Council meeting. We will plan to participate in the Statewide and National Reading of the Declaration of Independence on July 8, 2026, 250 years after it was first read to the people.

### **Old Business:**

None

### **New Business:**

### **Mayoral Appointments**

Monticello Fire and Rescue Department, Fire Fighters – Addisson Oberheim and Gabriel Saez

A motion was made by Alderman Burris, seconded by Alderman Broadrick, to approve the mayoral appointments. The motion passed 6-0.

Chief Rupkey wanted to congratulate Chase Hammett for passing the IFSI Fire Academy and he is now a Champaign Fireman.

**Mayoral Proclamation “February 1, 2026 as Mudpuppy Day”**

Mayor Stoner read a Proclamation naming February 1, 2026 as Mudpuppy Day.

**Ordinance 2026-01: An Ordinance Declaring Surplus Property and Authorizing the Purchase of Property**

Terry Summers presented the following:

This ordinance provides for trading in our 2009 Ford F350 w/ Plow towards a 2025 Chevrolet 3500 from Rick Ridings. This fleet replacement was discussed and approved within the fiscal year 2026 budget. It is recommended that the City Council discuss and approve Ordinance 2026-01 as presented.

A motion was made by Alderman Koon, seconded by Alderman Broadrick, to approve Ordinance 2026-01. The motion passed 6-0.

**Ordinance 2025-02: An Ordinance Amending Title X, Chapter 111 of the Monticello City Code of Ordinances Concerning Class A Liquor Licenses**

Callie McFarland presented the following:

The Monticello Red Wheel Inc. closed mid-December upon sale of the property. The new owner has plans for an extensive remodel and will be reopening the location with a new restaurant and bar. The owner has requested a Class A liquor license to allow for the purchase of alcohol by the drink, as well as the purchase of alcohol in retail packaging for consumption off-site.

The City of Monticello currently has 6 Class A liquor licenses, and ordinance approval is required to create an additional liquor license.

Location: 803 Iron Horse Place, Monticello

Applicant: MAA Vision Inc. (dba pending)

Request: Class A Liquor License

Alderwoman Lively asked if the council had already approved a liquor license for the owners that purchase the old Hardee’s building? It was stated yes and that they are opening two businesses in the community. It was further discussed that Red Wheel had a liquor license prior and the new owners want to be able to sale package liquor at both locations. There was question about what business was going into the Hardee’s location, it was stated a liquor store and coffee shop.

A motion was made by Alderman Woodham, seconded by Alderman Cary, to approve Ordinance 2026-02. The motion passed 5-1.

**Ordinance 2025-03: An Ordinance Approving a Redevelopment Agreement with the City of Monticello and The Tamed Mane Barber Co. for the property at 215 W. Washington Street**

Callie McFarland presented the following:

The following is a submittal for the Spring, 2026 Monticello Building Improvement Grant Program. The Building Improvement Grant Review Committee met, discussed and recommended approval of the following project:

**Applicant:** The Tamed Mane Barber Co. (Owner)  
215 W. Washington Street

**Project Description:**

The owner of the property would like to make the following Improvements:

- Front Door Replacement
- Foundation Repair

**Estimated Construction Window:** Spring, 2026

**Estimated Project Cost:** \$9,650.00

**Recommended Reimbursement:** 50% of project costs, up to \$4,825.00.

A motion was made by Alderman Cary, seconded by Alderman Broadrick, to approve Ordinance 2026-03. The motion passed 6-0.

**Ordinance 2026-04: An Ordinance Approving a Redevelopment Agreement with the City of Monticello and Heath Properties LLC for the property at 1056 S. Market Street**

Callie McFarland presented the following:

The following is a submittal for the Spring, 2026 Monticello Building Improvement Grant Program. The Building Improvement Grant Review Committee met, discussed and recommended approval of the following project:

**Applicant:** Heath Properties LLC  
Vacant Lot

**Project Description:**

The owner of the property would like to make the following Improvements:

- Construct a commercial building for a business use (Just Hamburgers)

**Estimated Construction Window:** 2026

**Estimated Project Cost:** \$684,723

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

Callie further mention that total project private investments are \$884, 692, if all of the redevelopment agreements presented to you tonight are approved the City public funds allocated would be just under \$62,000.

A motion was made by Alderman Cary, seconded by Alderman Broadrick, to approve Ordinance 2026-04. The motion passed 6-0.

**Ordinance 2026-05: An Ordinance Approving a Redevelopment Agreement with the City of Monticello and Maa Blessing LLC for the property at 309 N. Market Street**

Callie McFarland presented the following:

The following is a submittal for the Spring, 2026 Monticello Building Improvement Grant Program. The Building Improvement Grant Review Committee met, discussed and recommended approval of the following project:

**Applicant:** Maa Blessing, LLC (property owner)  
309 N. Market Street

**Project Description:**

**The owner of the property would like to make the following Improvements:**

-Install an on-site security system prior to building remodeling

**Estimated Construction Window:** Spring, 2026

**Estimated Project Cost:** \$11,000.00

**Recommended Reimbursement:** 50% of the total cost, up to \$5,500.00

The owner was asked to give an update on the project, the owner stated they are moving forward after finally being able to find a construction company that was able to take on the remodel of the building. They are going to have a drive-through package liquor along with a coffee shop with pastries and donuts. They are hoping to be open in the beginning of April.

A motion was made by Alderman Koon, seconded by Alderman Broadrick, to approve Ordinance 2026-05. The motion passed 6-0.

**Ordinance 2026-06: An Ordinance Approving a Redevelopment Agreement with the City of Monticello and Maa Verai LLC for the property at 803 Iron Horse Place**

Callie McFarland presented the following:

The following is a submittal for the Spring, 2026 Monticello Building Improvement Grant Program. The Building Improvement Grant Review Committee met, discussed and recommended approval of the following project:

**Applicant:** Maa Verai, LLC (property owner)  
803 Iron Horse Place

**Project Description:**

The owner of the property would like to make the following Improvements:

-Install an on-site security system prior to building remodeling

**Estimated Construction Window:** Spring, 2026

**Estimated Project Cost:** \$11,000.00

**Recommended Reimbursement:** 50% of the total cost, up to \$5,500.00

There was discussion about this type of improvement being part of the bylaws and that it is in accordance with the grant.

After further discussion a motion was made by Alderman Broadrick, seconded by Alderman Burris, to approve Ordinance 2026-06. The motion passed 6-0.

**Ordinance 2026-07: An Ordinance Approving a Redevelopment Agreement with the City of Monticello and Caliber Investments for the property at 1408 N. Market St**

Callie McFarland presented the following:

The following is a submittal for the Spring, 2026 Monticello Building Improvement Grant Program. The Building Improvement Grant Review Committee met, discussed and recommended approval of the following project:

**Applicant:** Caliber Investments (property owner)  
1408 N. Market St.

**Project Description:**

The owner of the property would like to make the following Improvements:

-Complete the interior remodel of the front space of the building, including framing, drywall and insulating existing exterior walls

-Constructing a breakroom, restroom, kitchenette

-New exterior doors, electrical and flooring

**Estimated Construction Window:** Spring, 2026

**Estimated Project Cost:** \$86,605.00

**Recommended Reimbursement:** 50% of the total cost, up to \$10,000.00

Alderwoman Lively ask what they were using the building? It was stated the owner has a HVAC company and has some ideas involving rec league and travel sports.

A motion was made by Alderman Woodham, seconded by Alderman Cary, to approve Ordinance 2026-07. The motion passed 6-0.

**Ordinance 2026-08: An Ordinance Approving a Redevelopment Agreement with the City of Monticello and BRELM LLC for the property at 214 W. Washington St**

Callie McFarland presented the following:

The following is a submittal for the Spring, 2026 Monticello Building Improvement Grant Program. The Building Improvement Grant Review Committee met, discussed and recommended approval of the following project:

**Applicant:** BRELM LLC (property owner)  
214 W. Washington St.

**Project Description:** The owner of the property would like to make the following Improvements:

-Exterior Landscaping

**Estimated Construction Window:** Spring, 2026

**Estimated Project Cost:** \$6,380.45

**Recommended Reimbursement:** 50% of the total cost, up to \$3,191.00

After further discussion about the building, a motion was made by Alderman Koon, seconded by Alderman Burris, to approve the amended Ordinance 2026-08. The motion passed 6-0.

**Ordinance 2026-09: An Ordinance Approving a Redevelopment Agreement with the City of Monticello and Filippo's Pizza and Italian Food Corp. for the property at 200 S. Market Street**

Callie McFarland presented the following:

The following is a submittal for the Spring, 2026 Monticello Building Improvement Grant Program. The Building Improvement Grant Review Committee met, discussed and recommended approval of the following project:

**Applicant:** Filippo's Pizza and Italian Food Corp. (tenant)  
200 S. Market Street

**Project Description:**

The owner of the property would like to make the following Improvements:

- Kitchen ceiling and wall panel removal and replacement with stainless steel
- New kitchen lighting
- Mop sink/grease trap removal and reinstall
- New shelving

**Estimated Construction Window:** Spring, 2026

**Estimated Project Cost:** \$36,604.00

**Recommended Reimbursement:** 50% of the total cost, up to \$10,000.00

A motion was made by Alderman Koon, seconded by Alderman Broadrick, to approve Ordinance 2026-09. The motion passed 6-0.

**Ordinance 2026-10: An Ordinance Approving a Redevelopment Agreement with the City of Monticello GW & JM Family Properties LLC for the property at 215 S. Charter Street**

Callie McFarland presented the following:

The following is a submittal for the Spring, 2026 Monticello Building Improvement Grant Program. The Building Improvement Grant Review Committee met, discussed and recommended approval of the following project:

**Applicant:** GW & JM Family Properties LLC (owner)  
215 S. Charter Street

**Project Description:**

The owner of the property would like to make the following Improvements:

- Replace entrance door
- Improve Lighting
- Repaint walls and replace metal and ceiling of entrance

**Estimated Construction Window:** Spring, 2026

**Estimated Project Cost:** \$28,840.00

**Recommended Reimbursement:** 50% of the cost for door replacement (\$5,840.00) up to \$2,920.00.

A motion was made by Alderman Burris, seconded by Alderman Broadrick, to approve Ordinance 2026-10. The motion passed 6-0.

**Ordinance 2026-11: An Ordinance Approving a Redevelopment Agreement with the City of Monticello Evlo Coffee Company for the property at 501 W. Bridge Street**

Callie McFarland presented the following:

The following is a submittal for the Spring, 2026 Monticello Building Improvement Grant Program. The Building Improvement Grant Review Committee met, discussed and recommended approval of the following project:

**Applicant:** Evlo Coffee Company (tenant)  
501 W. Bridge Street, Suite 505

**Project Description:**

The owner of the property would like to make the following Improvements:

- Renovate to fully ADA-Compliant restrooms
- Commercial Flooring
- Plumbing for kitchen, restrooms and espresso bar area
- Interior remodeling for seating area

**Estimated Construction Window:** Spring, 2026

**Estimated Project Cost:** \$32,888.17

**Recommended Reimbursement:** 50% of project costs, up to \$10,000.00.

After further discussion about the type of business and location, a motion was made by Alderman Cary, seconded by Alderman Woodham, to approve Ordinance 2026-11. The motion passed 6-0.

**Aldermen Reports**

Alderman Broadrick stated I just hope everybody had a wonderful holiday season.

Alderman Koon stated congratulations to the business development grants. They continue to be a big improvement to our town and it encourages investment. Just think about where we are now to where we were five or six years ago. Alderwoman Lively stated Callie has done a terrific job.

**Police Chief's Report**

Chief Bross reports that tomorrow evening, we'll have a presentation with the Lion's Club and next week we have part of our reunification meetings with ROE, our regional office. We have a presentation with the FBI next Thursday as well. Then in April we have our standard reunification drill with Decatur.

**Fire Chief's Report**

Chief Rupkey reviewed his monthly report and made a note of the amount of calls the department received in 2025 (520). In December we trained on doing knots, ropes and hoisting tools. We also did maintenance on our equipment and vehicles. We had a firefighter resigned last month and had two new

individuals be appointed. We were involved with the Christmas Parade last month as well and would like to thank everyone for their support this year.

### **City Administrator's Report**

Terry Summers stated he hoped everyone had a happy holidays and new year. When we passed the FY 2026 budget on December 8<sup>th</sup> on December 9<sup>th</sup> the City received an email from Ameren Illinois Representative stating that they are projecting a 31 percent increase to the street lights beginning January of this year. Therefor when we do the appropriation ordinance, we will ask to increase the amount of it from \$80,000 to \$105,000. Municipal parking lot D the trash enclosure is almost complete, waiting for the brick façade to go up on the outside of the concrete walls, also the gate to be fabricated and installed. Then we still have to do the pavement marking parking stalls when weather permits, we will also be installing new signage as well.

### **City Council Meeting Adjournment**

A motion was made by Alderman Burris, and seconded by Alderman Broadrick, to adjourn the meeting at 7:35pm.

Respectfully Submitted by:

Robin Throneburg  
City Clerk