

MONTICELLO CITY COUNCIL

September 11, 2017

City Clerk, Pamela Harlan called the meeting to order and ask the council for a motion to nominate an interim mayor in Mayor Stoner's absence. A motion was made by Alderman Miller and seconded by Alderman Brock to nominate Alderman Melton to serve as interim mayor for September 11, 2017. A voice vote was taken and the motion carried with all being in favor.

Alderman Melton led the Council in the Pledge of Allegiance, and Pastor Jerry Dusenberry led the council in prayer.

Alderman Melton ask for a moment of silence to remember all those men and women that were lost on September 11, 2001.

Roll Call was taken by City Clerk, Pam Harlan.

ROLL CALL: Present: John Miller, Seth Melton, Cochran Keating, Jeremy Jones,
Ian Clark, Wendall Brock, Joe Brown

Absent: Tom Reed

Also Present: City Administrator, Terry Summers, Callie McFarland, Jim Grabarczyk, Maura Metcalf, Pat Gleason

PUBLIC PARTICIPATION:

Steve Shreffler spoke to the council encouraging them to reject the 777, Bridge Street development from receiving TIF monies.

CONSENT AGENDA:

- a) Claims Report – Claims dated August29, 2017 through September 11, 2017
- b) Police Report – August 2017
- c) Permit Report – August 2017

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

MAYOR'S REPORT: NONE

OLD BUSINESS: NONE

Ordinance 2017-70, Redevelopment Agreement, 777 Bridge Development, LLC, (second reading)

Interim Mayor Seth Melton ask Community Development Director to give an overview of the ordinance. She stated that as presented at the previous council meeting, 777 Developments, LLC, has purchased the property at 777 W. Bridge Street (former Pizza Hut building), with the intention of demolishing the existing structure, and redeveloping the property to house a medical office building. Decatur Memorial Hospital has intentions of occupying the building with a 20-year lease. The developers have requested 100% of the increment generated from this project, up front. City Staff and legal counsel advise against providing the increment up front. The developer would be interested in a pay-as-you-go reimbursed incentive, where the amount the project generates each year in the TIF is reimbursed to the developer after the property taxes for that year have been paid. This example is what the City Council has traditionally agreed to in the past. Based on preliminary numbers, the project is estimated to generate approximately \$44,000 of increment throughout the remaining life of the TIF. Based upon Council direction at the previous meeting, the redevelopment agreement takes into account a pay-as-you-go reimbursement of 50% of the TIF increment generated on an annual basis. Eligible expenses, which far-exceed the amount of increment generated and haven't been expended yet, include professional services, property assembly (demolition), and financing costs. Discussion from the council started with Alderman Jones admitted he has gone back and forth with this issue but the fact remains that "It's going in regardless. I don't see the small amount we give would make a difference. Alderman Keating had trouble fitting the property into the "blighted" condition as spelled out in TIF requirements. Alderman Brown cited six TIF criteria's that the project hit on. Brown said the project is improving health, safety and welfare, preventing spread of blight, encouraging investment, enhancing city tax base, increasing employment and enhancing future tax revenues. Alderman Melton still had issues with the timeline, he stated that 777 contacted the city just weeks before the project was to begin. Melton informed the investor that if you want to work with the city you need to start in the development stages. Demarjian, who was present for 777 told the council that you talk a project around forever but before the tenant is willing to make the move you can't seek funds. A motion was made by Alderman Miller and seconded by Alderman Keating to approve Ordinance 2017-70, Redevelopment Agreement, 777 Bridge Development, LLC. A voice vote was taken and the motion did not carry with 2 yes and 5 no votes. Alderman Melton, Alderman Keating, Alderman Clark, Alderman Miller, and Alderman Jones voted no.

Ordinance 2017-77; and Ordinance Adopting Right-of-Way Management Regulations

Interim Mayor ask City Administrator, Terry Summers to give an overview of the ordinance. Summers stated that our current right of way regulations need to be updated to address the recent Mediacom state issued authorization for the operation and maintenance of a cable system. Some of the items included within these updates were addressed in previous individual utility franchise agreements including the expiring Mediacom agreement. This ordinance addresses many aspects

of private work conducted inside the public right of way under the control of the City of Monticello. There were a few questions to City Administrator, Summers from the council. Alderman Brock stated that he had read of the ordinance that very day and it was very well written and much needed for future protection in right-of-way issues. Interim Mayor, Seth Melton ask if there was a motion to wave the second reading of Ordinance 2017-77. A motion was made by Alderman Miller and seconded by Alderman Keating to wave the second reading of Ordinance 2017-77. A voice vote was taken and the motion did not carry with 2 yes and 5 no votes. Alderman Melton, Alderman Keating, Alderman Miller, Alderman Clark and Alderman Jones voted no.

Ordinance 2017-78; An Ordinance Adopting Cable & Video Regulation

Interim Mayor, Seth Melton ask City Administrator, Terry Summers to give an overview of ordinance 2017-78. Summers stated that this was first mentioned in my City Administrator's report for the City Council meeting on August 14th, 2017. Mediacom has transitioned from a local cable franchise to a state issued authorization for the operation and maintenance of a cable system as allowed by the Cable and Video Competition Law of 2007. This ordinance addresses the new cable and video regulations required for this state issued authorization. The City has the option to establish a fee in the amount of 0% to no more than 5% of the gross revenues. This ordinance establishes a 5% fee of their gross revenues similar to our current franchise agreement with Mediacom. Interim Mayor, Seth Melton ask if the council would like to make a motion to wave the second reading. No motion was made. This ordinance will be discussed at the September 25, 2017 city council meeting.

ALDERMAN'S REPORT:

Alderman Brown commented on how nice the clean up on Stoddard Ct and Poplar Lane looked. Alderman Brock commented on how beautiful Gabi's Gazebo is looking and a thanks to Tim Hayes for the brick work that is being done. Brock also warned citizen's it is harvest time so be careful and look out for the big machinery.

Alderman Jones invited everyone out to the MHS Sage City Band Competition on September 16, 2017.

POLICE CHIEF'S REPORT

Chief Carter reported that the City Police Department will be doing car seat checks again at the Monticellobration and to please drive carefully while a lot of people are in town for the Monticellobration. Alderman Keating thanked the Chief and his staff for the increased number of foot patrol checks that are done on the square.

CITY ADMINISTRATOR'S REPORT:

City Administrator, Terry Summers had the following items in his report:

- Monticello Airport Special City Council Meeting to be held in the City Council Chambers at 7:00 p.m. on Wednesday, September 27th, 2017 to discuss the airport.

Utility Billing Clerk (formerly Water Billing Secretary) We received in excess of twenty applications to fill this position. We will be conducting interviews during the week of September 11, 2017.

- Planning and Zoning Board (September 18, 2017) Public Hearings The owner of the property commonly known as 918 Timberview Drive has filed for a variance to increase the size of an existing shed larger than the 200 Sq. ft. maximum allowed.
- The owner of the property commonly known as 1010 East High Street has filed for a variance to allow an addition to a main structure. The Planning and Zoning Board will be addressing lot coverage in excess of the maximum allowed of 60% in a RD zoned district and expansion of a structure housing an existing nonconforming use (plumbing/HVAC).
- Mr. Spencer Atkins has applied for a conditional use permit to allow multiple main uses on the property at 100 W. Washington Street. As presented at a previous council meeting. Mr. Atkins wishes redevelop the building to include the uses of professional office space, hotel, medical clinic, and banquet/conference center, all of which are allowed by right in a Business zoned district.
- Special Service Area No. 3 (SSA #3) and Special Services Area No. 4 (SSA #4) As required by state statute, the establishing ordinances for SSA #3 (Sage Meadows Subdivision) and the establishing ordinance for SSA #4 (Walden Pond Estates Subdivision) were both recorded in the offices of the Piatt County Recorder's Office on August 29, 2017.
- TIF District II The annual Monticello Tax Increment Finance District II Joint Review Board meeting will be held at 1:00 p.m. on September 14, 2017 here at the Municipal Building.

A motion was made by Alderman Brock and seconded by Alderman Miller to Adjourn the meeting at 7:46 p.m.

Respectfully Submitted by:

Pamela Harlan