

MONTICELLO CITY COUNCIL

September 25, 2017

Mayor Stoner called the meeting to order at 7 p.m.

Mayor Stoner led the Council in the Pledge of Allegiance, and Pastor Rich Ratts led the council in prayer.

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, Tom Reed

Also Present: City Administrator, Terry Summers, Callie McFarland,
Maura Metcalf, Monticello Police Chief, John Carter

PUBLIC PARTICIPATION: NONE

CONSENT AGENDA:

- a) Claims Report – Claims dated September 12, 2017 through September 25, 2017
- b) Meeting Minutes:
 - City Council Meeting Minutes August 14, 2017
 - City Council Meeting Minutes August 28, 2017
- c) Budget Report – August 2017
- d) Treasurer’s Report – July 2017
- e) Fire Report – August 2017

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

MAYOR’S REPORT: Mayor Stoner reported that September 29 -30, is Allerton Barn Concert Series and Ride for Recreation. The City Council will have an airport meeting on Thursday, September 28, 2017 @ 6 p.m. He also stated that the City-Wide Food Drive will be October 13, 2017. Mayor Stoner also wanted to thank the citizens, city staff, public works department, Main Street for the wonderful, well attended Monticellobration.

OLD BUSINESS: NONE

NEW BUSINESS:

Life Saving Award – Chief John Carter

Monticello Police Chief stated that sometimes his job choice is not fun but this moment is. He presented a Life Saving Award to Monticello Police Officer, Jason Shumard. Shumard had saved a gentlemen’s life while at Buffalo Wild Wings in Champaign on September 19, 2017.

The gentlemen, was choking and Officer Shumard performed the Heimlich on the gentlemen and he then began breathing. Shumard received a standing ovation from the council and the gallery.

Ordinance 2017-77; An Ordinance Adopting Right-of-Way Management Regulations (Second Reading)

Mayor Stoner asked 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 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. A motion was made by Alderman Keating and seconded by Alderman Miller to approve Ordinance 2017-77; An Ordinance Adopting Right-of-Way Management Regulations. A voice vote was taken and the motion carried with all present voting yes.

Ordinance 2017-78; An Ordinance Adopting Cable & Video Regulations (Second Reading)

Mayor Stoner asked City Administrator, Terry Summers to give an overview of the ordinance. Summers informed the council that this ordinance 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. A motion was made by Alderman Miller and seconded by Alderman Clark to approve Ordinance 2017-78; An Ordinance Adopting Cable & Video Regulations. A voice vote was taken and the motion carried with all present voting yes.

Ordinance 2017-79; A variance request for 1010 E. High Street

Mayor Stoner asked Community Development Director, Callie Jo McFarland to give an overview of the ordinance. Ms. McFarland stated that Rusty and Lori Milton would like to request a variance for the construction of an addition to his garage that will constitute an addition to a structure with a nonconforming use within an Urban Residential (RD) Zoned property. Additionally, the project will produce an exceedance of the lot coverage restrictions by the main structure. A public hearing notice was published in the August 30, 2017 edition of the Piatt County Journal Republican, and notices were sent via certified mailing to all adjacent owners, as per state statute. The Planning & Zoning Board held a public hearing at their scheduled meeting on September 18, 2017, where one comment was made regarding the former zoning of this property in past zoning ordinances. After discussion, the PZB voted to recommend approval of this variance will all 7 voting yes. The council did not have any questions or comments before the motions. Mayor Stoner ask if there was a motion to wave the second reading of Ordinance 2017-79. A motion was made by Alderman Keating and seconded by Alderman Reed

to wave the second reading of Ordinance 2017-79. A voice vote was taken and the motion carried with 6 yes and 2 no votes. Alderman Brown and Alderman Jones voted no. A motion was made by Alderman Miller and seconded by Alderman Clark to approve Ordinance 2017-79; A variance request for 1010 E. High Street. A voice vote was taken and the motion carried with all present voting yes.

Ordinance 2017-80; A variance request for 918 Timberview Drive

Mayor Stoner asked Community Development Director, Callie Jo McFarland to give and overview of the ordinance. Callie Jo stated that Captain and Donna Rubel of 918 Timberview Drive, would like to request a variance for the construction of a shed addition that will increase the square footage beyond the 200 square feet limit. A public hearing notice was published in the August 30, 2017 edition of the Piatt County Journal Republican, and notices were sent via certified mailing to all adjacent owners, as per state statute. The Planning & Zoning Board held a public hearing at their scheduled meeting on September 18, 2017, where no comment was made. The PZB voted to recommend approval of this variance with 7 yes votes. Mayor Stoner ask if there was a motion to wave the second reading of Ordinance 2017-80. A motion was made by Alderman Keating and seconded by Alderman Reed to wave the second reading of Ordinance 2017-80. A voice vote was taken and the motion carried with 6 yes and 2 no votes. Alderman Brown and Alderman Jones voted no. A motion was made by Alderman Brock and seconded by Alderman Miller to approve Ordinance 2017-80; A variance request for 918 Timberview Drive. A voice vote was taken and the motion carried with all present voting yes.

Resolution 2017-81; A conditional use permit for 100 W. Washington Street.

Mayor Stoner asked Community Development Director, Callie Jo McFarland to give and overview of the resolution. Ms. McFarland stated that The City of Monticello accepted the donation of the former First Mid Illinois Bank & Trust Building (100 W. Washington Street), in early 2016, stating the intention to sell the building and utilizing the revenues towards the creation of a revolving loan fund for local businesses. Mr. Atkins submitted a credible proposal, and the City Council recently approved a Purchase and Sales Agreement with Mr. Atkins, allowing the City to negotiate the terms of the building, and Mr. Atkins to move forward with the appropriate zoning application. Mr. Atkins proposes to redevelop the “Moore Building”, named after the original owner of the Moore Bank. The redevelopment project includes demolition of the interior of the building, converting the dropped ceiling into a load bearing ceiling/floor, convert the west side into space for a commercial tenant, and convert the east side into five single office spaces for lease. The mezzanine level, connected by the load bearing floor, would be opened into a banquet/conference center, with ADA restrooms and a new kitchenette constructed. The 2nd floor would be converted to a boutique hotel space or office rental, and the basement would be used for office storage or community function areas. As these potential uses would be different and non-accessory uses to each other, the City of Monticello Zoning Ordinance would require a Conditional Use Permit in order for this action to be in compliance. The uses defined in the approving conditional use resolution are professional office, clinic,

banquet center (commercial establishment not designated), retail, and restaurant. A public notice was published in the August 30, 2017 edition of the Piatt County Journal Republican, and adjacent property owners were notified via certified mail as per state statute. The Planning & Zoning Board held a public hearing at the September 18, 2017 meeting, where no public comment was made about the project. The Planning & Zoning Board made a recommendation to approve the conditional use request to allow multiple main uses at 100 W. Washington, a Business-zoned property, 7 yes, 0 no. Alderman Miller inquired as to if a bank would be going in the redevelopment. A representative from the Atkins Group stated that it would not be an actual bank, possibly an investment office. Alderman Clark ask what happened to the AirB&B being included in the plan. Diana, the Atkins Group representative told the council that there had been a lot of interest in office space so the AirB&B was taken out of the plan. A motion was made by Alderman Reed and seconded by Alderman Miller to approve Resolution 2017-81; A conditional use permit request for 100 W. Washington Street. A voice vote was taken and the motion carried with all present voting yes.

ALDERMAN'S REPORT:

Alderman Brown asked City Administrator, Terry Summers why the TIF meeting was not discussed at the council meeting? Summers let Brown know that they wanted the city attorney to help with the TIF meeting and he will be here at the Thursday, September 28, 2017 airport meeting.

Alderman Jones reported that the Monticello High School Marching Sages brought home Grand Champion from the Danville Marching Band Competition.

Alderman Clark reported that the State Street sidewalks are complete and they are very nice.

Alderman Miller wanted to thank city staff, public works department, and the Monticello Police Department for the fantastic job at the Monticellobration.

POLICE CHIEF'S REPORT

Chief Carter reported that Monticello High School and Washington Elementary will be doing Intruder Drills tomorrow, September 26, 2017.

CITY ADMINISTRATOR'S REPORT:

City Administrator, Terry Summers had been on vacation so there was not a formal report.

A motion was made by Alderman Brock and seconded by Alderman Miller to Adjourn the meeting at 7:22 p.m.

Respectfully Submitted by:

Pamela Harlan