

MONTICELLO CITY COUNCIL

November 13, 2017

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

Alderman Stoner led the Council in the Pledge of Allegiance, and Pastor Jeff Bealmear, from United Methodist Church, led the council in prayer.

Roll Call was taken by City Clerk, Pam Harlan.

ROLL CALL: Present: John Miller, Jeremy Jones, Ian Clark, Wendall Brock, Joe Brown, Tom Reed

Absent: Seth Melton, Cochran Keating

Also Present: City Administrator, Terry Summers, Jim Grabarczyk, Maura Metcalf, Monticello Police Chief, John Carter, City Attorney, Dan Bolin

PUBLIC PARTICIPATION: NONE

CONSENT AGENDA:

- a) Claims Report – Claims dated October 24, 2017 through November 13, 2017
- b) Meeting Minutes:
City Council October 10, 2017, City Council October 23, 2017, City Council Closed Session October 23, 2017
- c) Treasurers Report – September 2017
- d) Monticello Police Pension Fund Annual Report – 2016
- e) Police Report – October 2017
- f) Budget Report – October 2017
- g) Resolution 2017-87 – A Resolution To Designate City Holidays and City Council Meeting Dates for Fiscal Year 2018

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: Mayor Stoner reported that the Monticello

OLD BUSINESS: NONE

NEW BUSINESS:

Ordinance 2017-85, Liquor Ordinance Amendment (Second Reading)

Mayor Stoner ask City Administrator, Terry Summers to give an overview of the Ordinance. He stated that any existing liquor licensee or not-for-profit organization who has expressed an interest to temporarily extend their existing license or temporarily hold a liquor license (nfp's only) for the purpose of selling alcohol, a libation ordinance and hold harmless resolution had been brought before council for consideration. After receiving council direction at a previous meeting to look into simplifying the process, staff proposes amending the liquor ordinance to allow for a more streamlined and internal review process for temporary liquor license applicants. The proposed amendments will give the authority to the City liquor commissioner (Mayor) or his designee to approve temporary permits for existing licensees to extend into outdoor service areas, as well as continue to issue Class E licenses to not-for-profit organizations, but approving the outdoor public libation area as well.

Other notable changes include the following:

- The Class E license regulations were revised to allow the liquor commissioner to issue a Class E license to for-profit entities. The City in the past, has handled this in a hybrid manner- this amendment provides a more accurate process.

- The special event regulations (outdoor and/or on public property) are defined as a permanent addition to the liquor code, similar to the hold harmless and indemnification for occupying public property.

- The fee for temporary permits or licenses will remain \$25. If the applicant needs pedestrian fencing from the City, as fencing is required by the ordinance, there will be an additional fee as part of the right of-way permit to offset the city's costs in delivery and removal of the fencing.

- For existing establishments, the outdoor libation permits will be good for 1 year, and allows for up to 5 events within a 12-month window. All the libation events for a licensee to receive a permit have to be identified in the initial permit application, or amended.

As per council direction, page 5 has been amended to allow no longer than 2 consecutive days for a Class E license. Alderman Jones expressed interest in the changing the appeals process. Summers stated that the appeals process is state statute and can't be changed. A motion was made by Alderman Miller and seconded by Alderman Reed to approve Ordinance 2017-85 Liquor Ordinance Amendment. A voice vote was taken and the motion carried with all present voting yes.

Resolution 2017-88 IMLRMA (Risk Management) Annual Review

Mayor Stoner ask HR/Accounting Manager, Maura Metcalf to give an overview of the resolution. Maura stated that this resolution renews the city liability and worker's compensation coverage for calendar year 2018. The \$183,874.68 premium reflects a less than 1% increase and takes advantage of the min/max program and a 1% early pay discount. A motion was made by Alderman Brock and seconded by Alderman Clark to approve Resolution 2017-88 IMLRMA Annual Review. A voice vote was taken and the motion carried with all present voting yes.

Discussion Only: Wastewater Rate Increase – Bond Payment

City Administrator, Terry Summers provided the council with copies of Ordinance 2015-39 that showed the wastewater user fee schedule thru 2025. This increase shows \$1.00 per unit per year. This ordinance was put in place to show the EPA that the Bond payment could be met for the WWTP loan. Summers stated that in 2023 the fees could be revisited, because at this time the yearly bond payment could be made without increasing the rates. Alderman Brown inquired as to when the WWTP would be completed. Summers let the council know that the WWTP should be completed in 2019. Alderman Brown spoke to the council about high water bills, due to the sewer billing being stopped before hot weather is over. He wants to revisit the water billing cycles to help citizens not have 500.00 water bills in October. Council was polled and direction was given to city staff to look into the billing cycles.

ALDERMAN'S REPORT:

Alderman Clark reported that his Ward III did not have many lights on for the Halloween Trick or Treat hours.

Alderman Brock wanted to remind the Monticello citizens to not blow their leaves into the streets.

POLICE CHIEF'S REPORT

Chief Carter reported that the Monticello Police Department will be selling Krispy Kreme donuts as a fundraiser for Shop with a Cop.

CITY ADMINISTRATOR'S REPORT:

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

Fiscal Year 2018 Tentative Budget Schedule

Preliminary departmental budget discussions November 13th, 14th, 15th, 16th, 20th or 21st

I would ask that each Alderman assigned to your respective committee please communicate with your corresponding Alderman and provide me with a date from the list above and time that you would like to meet. Again, the committees are as follows: Alderman Keating and Alderman Jones, (Administration) Alderman Brown and Alderman Clark, (Public Safety) Alderman Brock and Alderman Reed (Water and Wastewater) Alderman Miller and Alderman Melton (Streets and Programs)

City Council meeting at 7:00 p.m., November 27, 2017 Preliminary budget presentation

City Council Study Session at 6:00 p.m., November 29, 2017 Budget Discussions (If needed)

City Council Study Session at 6:00 p.m., December 4, 2017 Budget Discussions (If needed)

City Council meeting at 7:00 p.m., December 11, 2017 Fiscal Year 2018 Budget Approval

Property Tax Levy

During the October 23rd City Council meeting the City Council passed a motion to adopt a 4.9% increase from last year's levy. The estimated amount of which is \$660,800. During the discussion, Aldermen Melton and Alderman Brown inquired about the timing of the levy with the upcoming budget discussions and possibly adjusting the tax levy accordingly. I asked Maura to calculate what a possible 7% and 10% increase to the tax levy would generate. A 7% tax levy would add an additional \$9,008 in revenues and a 10% tax levy would add an additional \$25,650 in revenues. It is recommended to leave the tax levy at an increase of 4.9%. The approving ordinance is anticipated to be presented to the City Council for approval at the November 27th regular City Council meeting.

Planning and Zoning Board

The next regularly scheduled meeting will be November 20th, 2017.

Harold and Laura Smith, the owners of the property commonly known as 240 East Wilson Street, have filed for a conditional use permit to allow for a second accessory structure.

Leslie Glickman (Swing), the owner of the property commonly known as 208 North Chase Street, has filed for a variance to the maximum 60% lot coverage in a RD zone and a variance to the side yard setback in a RD zone.

Hundman Lumber Property

City Staff have been in communication with a prospective business that has an interest in purchasing the property at 453 W. Monroe Street, formerly occupied by Hundman Lumber Company. The prospective business would be industrial, have a need for all 15-acres, including the rail spur. They are interested in this site because of the industrial nature, high electrical capacity serving the site, and dedicated water supply. The company would invest \$1 - \$1.5M into the property, employ 5-7 individuals within the first year, and provide the city with sales tax and water revenues. This property is located within the boundaries of TIF II and has been vacant since 2009. Accessing this site has become a difficult endeavor. Access from the north (Monroe Street) is neither conducive to the nature of the business nor conducive to the adjoining existing land uses. Accessing the site from the east (Market Street/IL Route 105) will entail cooperation from private property owners. Access from the south would also entail cooperation from private property owners. In 2005, the City received preliminary approval for a Community Development Assistance Program (CDAP) grant to assist with engineering and construction of a road through what is now the school transportation property. However, certain obligations were not met by the Hundman Lumber Company and the project never came to fruition. Another mechanism to assist with the facilitation of the public improvements could be a Community Development Block Grant. The potential buyer and the current owner of the property would like to gauge the project interest of the City Council with grant applications, roadway and infrastructure improvements and maintenance. The road and infrastructure improvements are estimated to be in the neighborhood of \$450,000. There was some discussion about the

Hundman property by the council. The council was polled and the majority would like to see if the city could get grant money to help with the access to this property.

A motion was made by Alderman Miller and seconded by Alderman Clark to adjourn the meeting at 7:45 p.m.

Respectfully Submitted by:

Pamela Harlan