

MONTICELLO CITY COUNCIL

January 28, 2019

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

Alderman Stoner led the Council in the Pledge of Allegiance, and Pastor Rodney Burris, of Open Hearts Four Square Church led the council in prayer.

Roll Call was taken by City Clerk, Pam Harlan.

ROLL CALL: Present: John Miller, Tammy Sebens, Jeremy Jones,
Joe Brown, Tom Reed, Wendall Brock

Absent: Ian Clark, Cochran Keating

Also Present: City Administrator, Terry Summers, Jim Grabarczyk,
Maura Metcalf, Monticello Police Chief, John Carter, Brett Baker,
Callie Jo McFarland

PUBLIC PARTICIPATION: NONE

CONSENT AGENDA:

- a) Claims Report – Claims dated January 15, 2019 through January 28, 2019
- b) Meeting Minutes:
City Council Meeting Minutes December 10, 2018
- c) Treasurer's Report – December 2018
- d) Fire Report – December 2018

A motion was made by Alderman Reed and seconded by Alderman Miller 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 he had received Alderman Cochran Keating's resignation. Mr. Keating had moved out of Ward III. Mayor Stoner reported that the community warming center is the Community Building Garden Room and will be open January 29, 2019 @ 7:00 a.m. thru February 1, 2019 @ 4 p.m. Stoner welcomed Shelby Hardimon and Meraki Hair Studio to W. Washington Street in downtown Monticello. Stoner reported that following upcoming events:

- Electronic Waste Recycling Wednesday, January 30, 2019 at the Piatt County USDA office has been cancelled due to the weather
- The Piatt County Pheasants Forever annual Banquet is Friday, February 1, 2019 at Monarch.
- Mudpuppy Festival at Monarch Saturday, February 2, 2019 from 1-4 p.m.

-Tickets are still available for Chocolate Fantasy Friday, February 8, 2019 in downtown Monticello.

OLD BUSINESS: NONE

NEW BUSINESS:

Public Hearing – Annual Appropriation Ordinance 2019-07

Mayor Stoner opened the public hearing for Annual Appropriation @ 7:03 p.m. Steve Shreffler spoke during the public hearing asking the council to reconsider resurfacing the bike path with concrete. He asked the council to be diligent with what would be the best price for this or even not do it at all if monies are needed elsewhere. Mayor Stoner asked for a motion to close the Public Hearing. A motion was made by Alderman Brock and seconded by Alderman Jones to close the Annual Appropriation Public Hearing @ 7:05 p.m. An all in favor vote was taken and the motion carried with all being in favor.

Ordinance 2019-07; FY Annual Appropriation Ordinance

Mayor Stoner asked City Administrator, Terry Summers to give an overview of the ordinance. Summers stated that this appropriation Ordinance was presented to the City Council at their regularly scheduled meeting on January 14, 2019 for discussion. The City Council annually adopts an appropriation ordinance, which must be passed during the first quarter of each fiscal year. A Public Hearing is held prior to the consideration of the appropriation ordinance and was placed on this agenda and scheduled earlier during this City Council meeting. (The public hearing notice was published in the January 16th, 2019 and January 23rd, 2019 editions of the Piatt County Journal Republican in accordance with State Statutes). The appropriation ordinance serves as the City's legal spending authority and sets the maximum legal spending limit for the year. The appropriation ordinance is slightly inflated over the adopted FY 2019 Budget to allow for unforeseen revenues and/or expenditures. Mayor Stoner asked for a motion from the council. A motion was made by Alderman Jones and seconded by Alderwoman Sebens to approve Ordinance 2019-07; FY Annual Appropriation Ordinance. A voice vote was taken and the motion carried with 5 yes and 1 no vote. Alder Brown voted no.

Ordinance 2019-08; MVAH, 1412 N. Market St (Conditional Use and Variance)

Mayor Stoner asked Community Development Director, Callie Jo McFarland to give the council an overview of the Conditional Use and Variance. McFarland stated that the applicant- MVAH Partners LLC, the prospective owners of 1412 N. Market Street are proposing a 46-unit multi-family dwelling development on the property located at 1412 N. Market Street, Monticello. The development would be a professionally-managed senior housing development for those aged 55 years and older. The applicant stated it will meet the need for increased medium to below medium price range homes, and allow those who live in Monticello to continue to live independently in an accessible and "amenitized" development. Because the property is currently a Business-zoned parcel, a conditional use permit is required to allow a multi-use dwelling use in a Business zone. Additionally, the City of Monticello Zoning Ordinance requires 2 off-street parking spaces be provided for every 1 residential unit. The applicant has requested a variance to reduce the requirement of 1 space per unit or 92 spaces, to 58 spaces in total, citing example developments they have achieved throughout the Midwest. A public notice was published in the January 3, 2019 edition of the Piatt County Journal Republican, and copy of the meeting

agenda. It McFarland stated that certified mailings were sent to the neighbors and she has heard nothing from any of them. During the PZB meeting questions were raised about the apartments participating in the Section 8 voucher program, to which the applicant stated it will not, but will have a lesser rent schedule for those who meet the income eligibility. After further discussion, the Planning & Zoning Board voted to recommend approval of the conditional use permit and variance requests for 1412 N. Market Street, 6 yes, 0 no, 1 absent. Alderman Brown commented that this site is isolated, there are no sidewalks. Brown also inquired about the size of the apartments? The applicant informed the council the apartment sizes are 650sft and 900sft. The parking was also discussed by the council, with the applicant stating the 1 to ratio is being met. Mayor Stoner asked for a motion to waive second reading. A voice vote was taken and the motion carried with 3 yes and 3 no votes, Mayor Stoner broke the tie vote by voting yes. Alderman Brown, Alderman Jones and Alderwoman Sebens voted no. A motion was made by Alderman Reed and seconded by Alderman Brock to approve Ordinance 2019-08; MVAH, 1412 N. Market St (Conditional Use and Variance). A voice vote was taken and the motion carried with 4 yes and 2 no votes. Alderman Brown and Alderwoman Sebens voted no.

Resolution 2019-09; KMC, Sage Crossing (Conditional Use)

Mayor Stoner asked Community Development Director, Callie Jo McFarland to give the council an overview of the Conditional Use. McFarland stated that

****Please note, the name of this subdivision has changed from “Sage Fields,” which is what was initially advertised****

Kirby Medical Center is proposing subdivision of one of the larger parcels of property to create the Sage Crossing Commercial Subdivision. A private developer will be constructing a medical office building on “Lot A”, which will be a four-unit building. The City of Monticello Zoning Ordinance allows only one main use on a single parcel. Because the proposed building has four units, Kirby Medical Center is applying for a conditional use permit to allow multiple main uses on one parcel. Three of the four units will be leased to Kirby Medical Center. One KMC unit will be used by visiting medical specialists and Oncology Center. The second KMC unit will be used as Geriatric Behavioral Health space. The third KMC unit will be constructed as “spec space”, with the use to be determined later. The fourth unit will be constructed as “spec space” and owned by the builder/developer with the use determined later. The property is zoned Planned Industrial/Commercial, and most future uses must receive a conditional use permit in order to be allowed to operate within this zone. KMC is requesting a conditional use permit to allow operation of a medical clinic, as well as potential future uses of a drug store, restaurant, professional office, and retail - uses which would be cohesive with the nature of the business park. A public notice was published in the January 3rd, 2019 edition of the Piatt County Journal Republican, and all adjacent properties were notified by certified mail as per state statute. A public hearing was held at the January 22nd, 2019 Planning & Zoning Board meeting, where public comment was solicited. A representative from an adjacent property owner wanted confirmation that there were no plans to utilize the frontage road, to which the applicant stated there were not. After further discussion, the Planning & Zoning Board voted to recommend approval of the conditional use permit requests for Proposed Lot 1, Sage Crossing, 6 yes, 0 no, 1 absent. There were no questions or discussion for the conditional use by the council. A motion was made by Alderwoman Sebens and seconded by Alderman Jones to approve Resolution 2019-09; KMC, Sage Crossing (Conditional Use). A voice vote was taken and the motion carried with all present voting yes.

Resolution 2019-10 KMC; Sage Crossing (Preliminary Plan)

Mayor Stoner asked Capital Improvement Project Manager, Brett Baker to give the council an overview of the resolution. Baker stated that Kirby Medical Center; Please note the name change from Sage Fields to Sage Crossing, is proposing a subdivision on one of the larger parcels of property to create the Sage Crossing Commercial Subdivision. Farnsworth Group and Kirby Medical Center have submitted the Preliminary Plan to City staff for review. This Preliminary Plan meets the requirements of Monticello Municipal Code.

Kirby Medical Center is requesting one waiver in this plan for pavement width. They are asking to reduce the pavement width on a private street from 24 feet to 18 feet. The developer must be in compliance with all other requirements as outlined in "A Manual of Practice for the Design of Public Improvements in the City of Monticello". The required public notice was published in the January 3rd edition of the Piatt County Journal Republican. The Planning and Zoning board met at their regularly scheduled meeting on January 22, 2019 and held the required public hearing; no comments were brought from the public. The Planning and Zoning Board approved the motion with a vote of 6 yes, 0 no and 1 absent. There were no questions or discussion from City Council. A motion was made by Alderwoman Sebens and seconded by Alderman Miller to approve Resolution 2019-10 KMC; Sage Crossing (Preliminary Plan). A voice vote was taken and the motion carried with all present voting yes.

Ordinance 2019-11; Liquor Ordinance Amendment (Class A and Class D)

Mayor Stoner asked Community Development Director, Callie Jo McFarland to give the council an overview of the ordinance. McFarland stated that Mac's Convenience Stores LLC, dba Circle K 4701402 (300 W. Center Street), wishes to remodel their existing store to incorporate a video gaming room within the facility. The current license held is a Class D, which allows for the sale of packaged alcoholic beverages for consumption off-site, and is standard for c-stores. Because this location would require a 'pour' license and allow for sales of alcohol by the drink as part of the video gaming requirement, as well as sale of packaged liquor, a Class A is the appropriate license class for this operation.

The Monticello Municipal Code currently only allows for 4 Class A liquor licenses, held by Mac's Convenience Stores LLC dba Circle K 4701431, 3 Ravens, Monticello Bowl and the East End Tavern. This ordinance allows for the creation of an additional Class A liquor license specifically for this establishment, and reduces the number of Class D licenses from 4 to 3, eliminating the open license vacated by this transfer, once the construction has been completed and facility operational. Alderman Brown inquired about how many Class D liquor licenses Monticello has. McFarland informed Alderman Brown with this liquor license being approved there will be five. Mayor Stoner asked if there was a motion to waive the second reading of Ordinance 2019-11. A motion was made by Alderwoman Sebens and seconded by Alderman Reed to waive second reading of Ordinance 2019-11. A voice vote was taken and the motion carried with 4 yes and 2 no votes. Alderman Jones and Alderman Brown voted no. A motion was made by Alderwoman Sebens and seconded by Alderman Brock to approve Ordinance 2019-11; Liquor Ordinance Amendment (Class A and Class D). A voice vote was taken and the motion carried with 5 yes and 1 no. Alderman Brown voted no.

Ordinance 2019-12; Supplement 19 To Municipal Code

Mayor Stoner asked Community Development Director, Callie Jo McFarland to give an overview of the ordinance. McFarland stated that this Ordinance adopts Supplement 19, which formally incorporates the changes made from previously adopted ordinances approved in 2018 and identified in Exhibit A, into the municipal code. Callie informed the council that this is a housekeeping issue. Below is the list that are being voted on tonight:

"Exhibit A" to Ordinance 2019-12

19th Supplement to the Code of Ordinances of the City of Monticello

- 2018-30; An Ordinance Amending Time Limit Parking.
- 2018-34; An Ordinance Amending Chapter 32 of the City of Monticello Municipal Code to Establish the Revolving Loan Fund Committee.
- 2018-61; An Ordinance Amending Title XI, Chapter 111 of the Monticello City Code of Ordinances Concerning Class A & Class D Liquor Licenses.

Mayor Stoner asked if there was a motion to waive the second reading of Ordinance 2019-12. A motion was made by Alderwoman Sebens and seconded by Alderman Reed to waive second reading of Ordinance 2019-12. A voice vote was taken and the motion carried with 4 yes and 2 no votes. Alderman

Jones and Alderman Brown voted no. A motion was made by Alderman Brock and seconded by Alderman Miller to approve Ordinance 2019-12; Supplement 19 To Municipal Code. A voice vote was taken and the motion carried with all present voting yes.

Waste Water Treatment Plant Update (Discussion Only)

Mayor Stoner asked Director of Public Works, Jim Grabarczyk to give the council an overview of the WWTP project. Grabarczyk stated that The Waste Water Treatment plant is coming along well.

We have progress meetings at least monthly on the third Thursday to discuss and document the accomplishments and concerns. The meetings are regularly attended by myself, John Evans, Fehr Graham, The USDA, and Curry Construction. City staff meet daily with Curry construction to discuss daily events and concerns they or we might have.

There have been delays in the project due to excessive sludge in the sludge lagoon, freezing weather last winter, unknown buried structure at Manhole A.

The major upcoming tasks are:

1. Set the new transformer (Bodine/ Ameren)
2. Drying beds demolished and rebuilt
3. Manhole A installed. All of the sewerage from town goes through this manhole. We will need to close N. Railroad St. for a couple of days to accomplish the work

We received the draft NPDES Permit on December 11, 2018. Fehr Graham, John Evans and I reviewed the permit and provided comments back to the IEPA. They incorporated our comments and will be putting the draft permit out for public review shortly. The anticipation is the permit will be final by late June or July.

The Limit of phosphorous went to 1 mg/L as expected. Within the permit there is a special condition that we will have to hit 0.5 mg/l by 2030. We do not anticipate any issue with achieving that because our system is producing a 0.2 mg/l limit.

ALDERMAN'S REPORT:

Alderman Brown inquired about the high water bill he had received. The bills have had to be estimated due to the weather.

Alderman Miller thanked public works for the great job with the snow removal.

POLICE CHIEF'S REPORT

Chief Carter reminded the citizens about the warming center at the Community Center this week. He also asked that citizens check on their neighbors during these harsh winter days.

CITY ADMINISTRATOR'S REPORT:

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

-Summers congratulated Callie Jo McFarland on the article in the Mail Street America January 24, 2019 issue. The Community Spotlight was on Monticello Bootcamp Program.

-Illinois Farmers Market Association Annual Meeting at Allerton featuring will be featuring Monticello's Bootcamp Program

-Assisting for the second straight year with the Midwest Renewable Energy Association Champaign and Piatt Counties with Solar Group Buy Initiative

A motion was made by Alderman Miller, and seconded by Alderman Brock @ 7:45 p.m to go into Closed Session – 5 ILCS 120/2 (c) (11) & 5 ILCS 120/2 (C) (5). A roll call vote was taken and all present voted yes.

A motion was made by Alderman Brock and seconded by Alderman Miller to adjourn Closed Session – 5 ILCS 120/2 (C)(11) & 5 ILCS 120/2 (C)(5)@ 8:08 p.m. An all in favor vote was taken and the motion carried with all being in favor.

A motion was made by Alderman Reed and seconded by Alderman Miller to adjourn the meeting at 8:08 p.m.

Respectfully Submitted by:

Pamela Harlan