

## **MONTICELLO CITY COUNCIL**

**June 24, 2019**

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

Mayor Stoner led the Council in the Pledge of Allegiance, and Jerry Dusenberry, with Monticello Christian Church, led the Council in prayer.

Roll Call was taken by City Clerk Jill Potts.

**ROLL CALL:** Present: Tammy Sebens, Pam Harlan, John Frerichs, Rodney Burris, Tom Reed, Wendall Brock, Mike Koon (following swearing-in)

Absent: Jeremy Jones

Also Present: Terry Summers, City Administrator; Jim Grabarczyk, Public Works Director; Lt. Terry Jones, MPD, Maura Metcalf, Finance/HR, Callie McFarland, Economic Development, Brett Baker, Planning and Development

### **PUBLIC PARTICIPATION:**

Five citizens spoke in opposition of Resolution 2019-32, with each speaking within the allotted five minutes. All five citizens reside on Prairie Lane, and all five voiced concerns of decreased property values, aesthetics, safety, and the fact that no other viable options were explored/presented by the School District.

### **CONSENT AGENDA:**

- a) Claims Report (Claims dated June 11, 2019 through June 24, 2019)
- b) Meeting Minutes –City Council Meeting Minutes June 10, 2019, Historic Preservation Meeting Minutes April 2, 2019)
- c) Budget Report (for 5 months ending May 31, 2019)
- d) Treasurer’s Report – May 31, 2019

Alderman Brock questioned the amount we are spending on Tract 8, and asked when will it be complete. City Administrator Summers stated we are well below what Pfizer/Viobin will reimburse us for, and bid proposals will hopefully go out this summer. A motion was made by Alderwoman Sebens, and seconded by Alderman Frerichs, to approve the Consent Agenda items. A voice vote was taken and the motion carried with all present voting yes.

## **MAYOR'S REPORT:**

The following was reported by the Mayor:

- The Farmer's Market is Thursdays from 3:30 – 6:30pm on State and Livingston
- Monticello Freedom Fest will take place on Wednesday, July 3, at Lodge Park
- There will be a Fireworks Train on July 3, leaving from Wabash Depot
- Open House Event at Eli Field July 3
- Bement will have a 4<sup>th</sup> of July Celebration including a parade, games, and fireworks.
- Reds, Whites, & Blues will be part of the Allerton Concert Series
- The Monticello Recreation Foundation is selling ping pong balls for their Christmas in July snowball race, which will take place July 25 at 7:30 pm.

## **OLD BUSINESS:**

None

## **NEW BUSINESS:**

### **Mayoral Appointment – City Council, Ward 4 Vacancy:**

The Mayor informed the Council that he had 8 applicants for the vacant Ward 4 Alderman position, and that he interviewed 3 of the candidates. Mayor Stoner felt Mike Koon was the best fit, and asked for a motion to approve his appointment to Alderman, Ward 4. Alderman Burris made a motion to approve this appointment, and a second was made by Alderman Brock. The motion passed with all present voting yes. Mike Koon was sworn in by City Clerk Jill Potts, and joined the Council following the swearing-in.

### **Annual Audit Report Presentation – May, Cocagne, and King, Steve Grohne:**

Steve Grohne provided an overview of the 12-month audit completed by MCK.

### **Resolution 2019-31: Conditional Use to Allow a Multi-family Dwelling use at an Urban Residential (RD) Zoned Property at 404 N. Charter**

Callie McFarland gave the following overview of this Conditional Use Request:

The applicants, Chris & Lynn Corrie, are the prospective owners of 404 N. Charter Street, a single-family residence with an attached garage and existing apartment unit above the garage. The property has been utilized as a multi-family dwelling since an apartment was constructed above the garage in 1968/1969, and continued use as such until early 2018. However, no zoning action to

allow the multi-family use is on file, likely making it an existing nonconforming use. Nonconforming uses are allowed to continue operating unless the use discontinues for a period of 6 months or more, in which case the use must conform to the current zoning standards (§153.054(G)). §153.017 of the City of Monticello Municipal Code states that a Conditional Use permit is required for a principal use of a multi-family dwelling in an Urban Residential (RD) zone. The applicants are requesting a conditional use permit to allow the apartment to be utilized, so they can proceed forward with the purchase of the property. Off-street parking requirements are currently not met, but the applicants have stated plans to expand the driveway to accommodate the off-street parking needs, prior to rental of the apartment.

A public notice was published in the May 31, 2019 edition of the Piatt County Journal Republican, and notice was sent to all adjacent property owners by certified mailing, as per state statute. Staff received no comments regarding this issue. The Planning & Zoning Board held a hearing at the June 17, 2019 Planning & Zoning Board meeting, in which no public comment was made. After further discussion, the Planning & Zoning Board voted to recommend approval of the conditional use request, 7-0.

A motion was made by Alderwoman Harlan, and seconded by Alderman Reed, to approve Resolution 2019-31. A voice vote was taken with 6 voting yes, and Alderman Koon abstaining.

**Resolution 2019-32: Conditional Use to Allow an Accessory Structure in a Single Family Residential (RE-1) Zoned Property at 2015 E Washington**

Callie McFarland provided an overview of this Conditional Use Request:

Monticello Community Unit School District #25 has partnered with Clean Energy Design Group, Inc., to construct a ground-mounted array of solar panels to serve the Middle School facility. The structures would be approximately 6' in height and considered low-profile. The area for the panels would take up 4.9 acres and be constructed on the southwest portion of the property, surrounded by a 6' fence. The contractor plans to install bee habitat friendly ground planting to be continuously operated and maintained by Clean Energy Design Group, Inc., surrounding the panels.

\*UPDATE since the Planning & Zoning Board meeting... The contractor has submitted a new site design (6.19.19), shifting the area west 59', creating a total setback of the solar panels from the residential properties to the west of 259'; and 50' from the farm ground to the south. Additionally, the contractor has proposed privacy fence slats on the west side of the fence enclosure.

§153.020 (C2) of the City of Monticello Municipal Code states that a Conditional Use permit is required for additional or other accessory structures (not listed) in a Single Family Residential (RE-1) zone.

A public notice was published in the May 31, 2019 edition of the Piatt County Journal Republican, and notice was sent to all adjacent property owners by certified mailing, as per state statute. Staff received a letter from an adjacent property owner prior to the hearing, which was distributed to the Planning & Zoning Board.

The Planning & Zoning Board held a hearing at the June 17, 2019 Planning & Zoning Board meeting. Public comment was solicited and several individuals spoke with concerns of noise, the view, safety, property tax impact, heat generation, vegetation control, as well as the need to find other options. Another individual spoke in support of the project and the educational and green energy efficiency benefits. Several members of the Planning & Zoning Board commented on research they found concluding that solar projects have no impact on property values. After further discussion, the Planning & Zoning Board voted to recommend approval of the conditional use permit request, 5-2-0.

There was considerable discussion among the Aldermen and Alderwomen regarding this Resolution. In reference to the site plan shown on the overhead, Alderman Burris clarified the areas that will have a fence. Alderman Koon shared with the Council that he was a member of the PZB when this Resolution was presented, and voted against it. Alderwoman Harlan asked if the school was present when the residents bought their homes. Residents answered yes and two stated their realtor/builder assured them that land would not be developed for anything other than possibly a ball field since the school district owned it. Alderman Burris asked if tonight's vote is the last vote, and Callie McFarland clarified that they are voting on the zoning issue only for this particular request. Alderman Brock stated he cannot support this as an Alderman of Ward 4.

A motion was made by Alderwoman Harlan, and seconded by Alderman Burris, to approve Resolution 2019-32. A voice vote was taken with 5 no votes, and one yes vote. Alderman Koon abstained. The motion did not pass.

### **Ordinance 2019-33: Sets the Public Hearing date for the Establishment of a Business District in Monticello**

The City Council recently directed City Staff and Moran Economic Development to proceed with the proposed business district. At the City Council meeting on June 10<sup>th</sup>, the City Council was presented with the eligibility study, a "draft" ordinance that sets the public hearing date, and the Preliminary Boundary Map of the Business District. Ordinance 2019-33 sets the date for the required public hearing for the evening of July 22 at 6:30 p.m., prior to the regularly scheduled City Council meeting that same evening. The required public notice of this public hearing will appear in the July 3<sup>rd</sup> and July 10<sup>th</sup> editions of the Piatt County Journal Republican.

A motion was made by Alderman Frerichs, and seconded by Alderman Reed, to waive the second reading. The motion passed with all present voting yes. A motion was made by Alderman Brock, and seconded by Alderman Burris, to approve Ordinance 2019-33. The motion passed with all present voting yes.

**Resolution 2019-34: Resolution for Improvement Under the Illinois Highway Code  
(Center/Bridge Street and Marion Street Projects)**

The following information was presented by City Administrator Terry Summers:

The Monticello City Council included \$1,800,000 of Motor Fuel Tax expenditures in the FY2019 budget for the pavement rehabilitation of Center Street/Bridge Street from Market Street to our jurisdictional boundary, and for the pavement rehabilitation of Marion Street from Market Street to Piatt Street, including the construction engineering. On June 14<sup>th</sup>, 2019 the Illinois Department of Transportation held the bid opening for this project along with numerous other state wide projects. Cross Construction and Open Road Paving bid on this project. The Open Road Paving bid was \$1,839,496.81, and Cross Construction was the apparent low bidder at \$1,712,280.05. Our consulting engineer's cost estimate was \$1,482,071.90, and IDOT's cost estimate was below the one submitted by our engineers.

This Resolution is required to notify the Illinois Department of Transportation that we concur with the award of the project to Cross Construction and officially request \$200,000 in addition to the previously requested amount of \$1,200,000. This makes for an adjusted Motor Fuel Tax Expenditure request for construction and construction engineering for this project in the amount of \$1,400,000. Please note that \$500,000 has been designated for use with this project from our Federal Surface Transportation Urban monies, for a total construction and construction engineering cost of \$1,900,000.

Alderman Reed questioned are there other options if this Resolution is not approved? Mr. Summers stated that we would then reject all bids and rebid the project. This would assure the project would not be completed in 2019. Alderwoman Harlan asked when these roads were last resurfaced, with the answer being 1998. Alderman Brock questioned if we take the current bid, when will work begin? Mr. Summers replied that there is not an official start date, but that the project will be in Fiscal Year 2019. Brett Baker added that the project end-time will be October of this year if this Resolution is passed tonight.

Alderwoman Sebens made a motion to approve Resolution 2019-34, and Alderman Reed seconded the motion. The motion passed with all present voting yes.

**Resolution 2019-35: Resolution for Improvement Under the Illinois Highway Code  
(Center/Bridge Street and Marion Street Projects)**

Terry Summers gave an overview of this request. The Monticello City Council included \$324,000 of Motor Fuel Tax expenditures in the FY2019 budget for the Market Street pedestrian crossing, Washington Street Streetscape work, and associated improvements including the construction engineering. On June 11<sup>th</sup>, 2019 the City of Monticello and our engineering consultant held the bid opening for this project at City Hall. A&R Services, Open Road Paving, and Duce Construction all bid on this project. Open Road Paving bid \$643,121.64, Duce Construction bid \$476,875.00, and A&R Services was the apparent low bidder at \$393,940.04. Our consulting engineer's construction cost estimate was \$273,906.50. This Resolution is required to notify the Illinois Department of Transportation that we desire to award the project to A&R Services and officially requests \$124,000 in addition to the previously requested amount of \$324,000. This brings the total Motor Fuel Tax Expenditure for construction and construction engineering for this project to \$448,000.

Awarding the project now will allow for the best opportunity to have the project completed by the Monticello celebration on Saturday, September 21<sup>st</sup> 2019.

A motion was made by Alderwoman Sebens, and seconded by Alderman Koon, to approve Resolution 2019-35. The motion passed with all present voting yes.

**ALDERMEN'S REPORT:**

The Aldermen and Alderwomen welcomed Mike Koon to the City Council.

**POLICE CHIEF'S REPORT:**

None

**CITY ADMINISTRATOR'S REPORT:**

Terry Summers also welcomed Mike Koon to the City Council and encouraged him to come in and meet with City Staff.

A motion was made by Alderman Brock, and seconded by Alderman Reed, to adjourn the meeting at 8:11pm.

Respectfully Submitted by:

Jill Potts

City Clerk