



STUDY SESSION AGENDA

1. Call To Order, Pledge To The Flag, Roll Call

2. Public Participation

This is an opportunity for the public to provide public comment to the Presiding Officer. Those wishing to speak are required to sign in prior to commencement of the meeting and must address the Council from the seat and table provided. The public comments must comply with Ordinance 2014-02 and be limited to 5 minutes or less.

3. Discussion Items

3.A. Discussion On Stoddard Court Project

Documents: [SS MEMORANDUM MAY 2 2016B.PDF](#), [STODDARD COURT IMAGE.PDF](#)

3.B. Discussion On Pepsin Hill Redevelopment

Documents: [CONCEPTUAL OF ROAD REROUTE.PDF](#), [PEPSIN AERIALS.PDF](#), [PEPSIN MEMO.PDF](#)

3.C. Discussion On Former First-Mid Illinois Bank Building

Documents: [FIRST MID MEMO.PDF](#)

3.D. Discussion On Residential Waste Regulations

Documents: [SS MEMORANDUM \(RESIDENTIAL WASTE\).PDF](#)

4. Old Business

5. New Business

6. Closed Session

7. City Council Study Session Adjournment



CITY COUNCIL STUDY SESSION MEMORANDUM

ITEM: Discussion on Stoddard Court Project	DEPARTMENT: City Administration
AGENDA SECTION: Discussion Items	SUBMITTED BY: Terry Summers, Engineering Technician
ATTACHMENTS: () ORDINANCE () RESOLUTION (x) OTHER SUPPORTING DOCUMENTS	DATE: May 2, 2016

BACKGROUND:

Stoddard Court is bounded by Union Street on the west and Poplar Lane on the east and consists of approximately 740 feet of concrete pavement and curb and gutter on the east end and approximately 340 feet of oil and chip pavement with road side ditches on the west. Poplar Lane has an oil and chip surface with either concrete curb and gutter of road side ditches except for the south 220 feet where there exists concrete pavement and curb and gutter. (See attachment)

Included within the current FY 2016 budget is \$100,000 for the pavement rehabilitation for Stoddard Court and \$35,000 for engineering, permitting and material for a new watermain that will be installed by the Monticello Public Works Department. Also included as part of the project, prior to paving, are a few sanitary sewer point repairs that were identified during the televising of the sanitary sewer last year.

City staff would like to revisit the scope of work for the underground utility work and pavement rehabilitation portions of the overall project. The phasing and scope of work options that staff would like the City Council to consider are as follows:

- Phase I: Underground utility work (FY 2016)
- Phase II: Stoddard Court reconstruction (FY 2017)
- Phase III: Poplar Lane reconstruction and potential Poplar Lane/North St. Intersection (FY 2018)

New curb and gutter will improve the drainage in the area where road side ditches currently exist. All improvement options will include new ADA compliant sidewalks at Union Street. Due to right of way constraints, streets widths will remain the same and not be constructed to current width standards.

Items for further discussion:

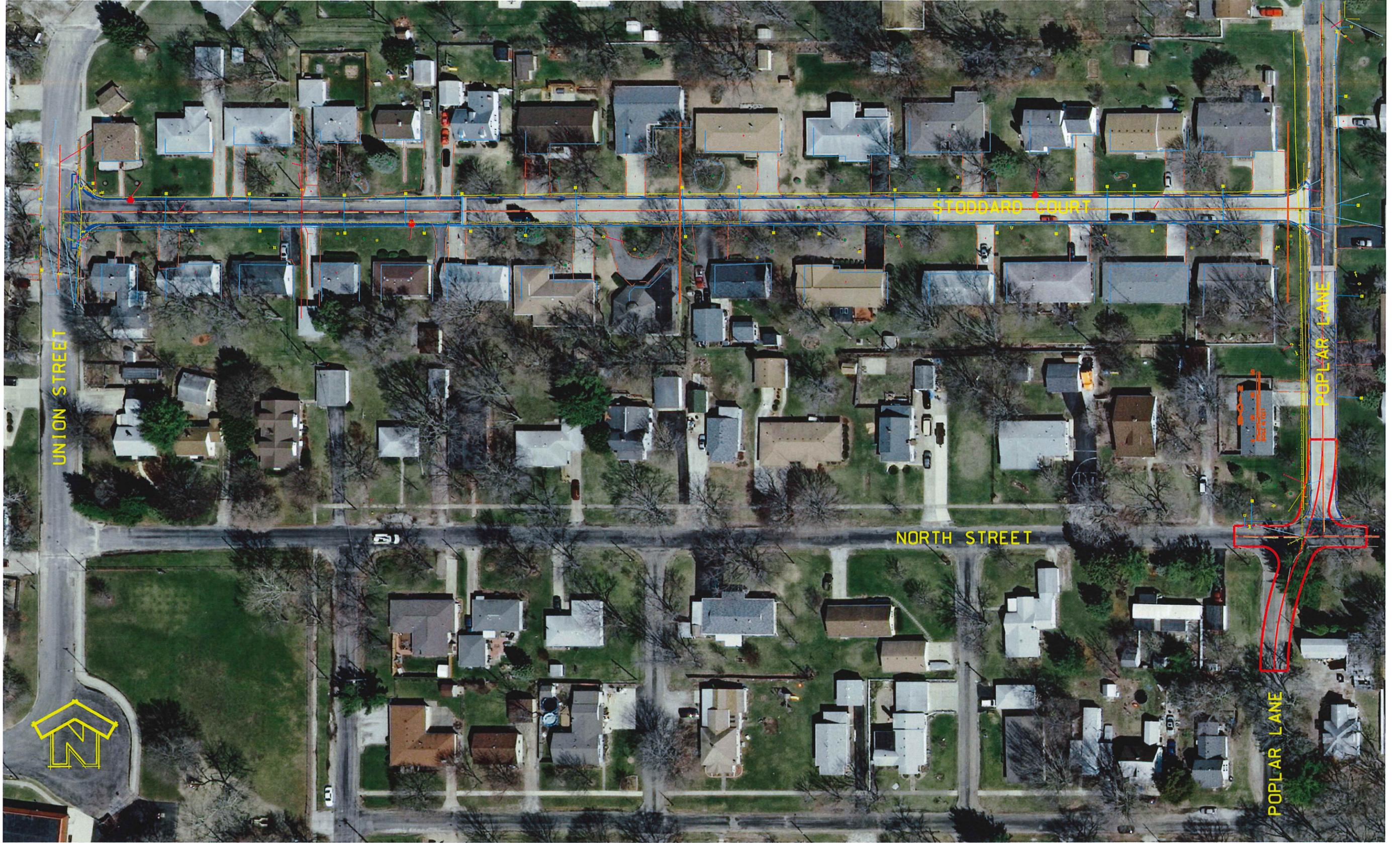
- A) New concrete curb and gutter on Stoddard Court from Union Street to Poplar Lane and new concrete curb and gutter on Poplar Lane where concrete pavement currently exists and then pave with one of the following materials:

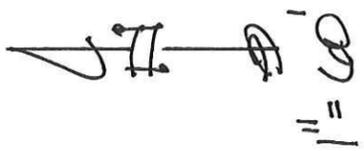
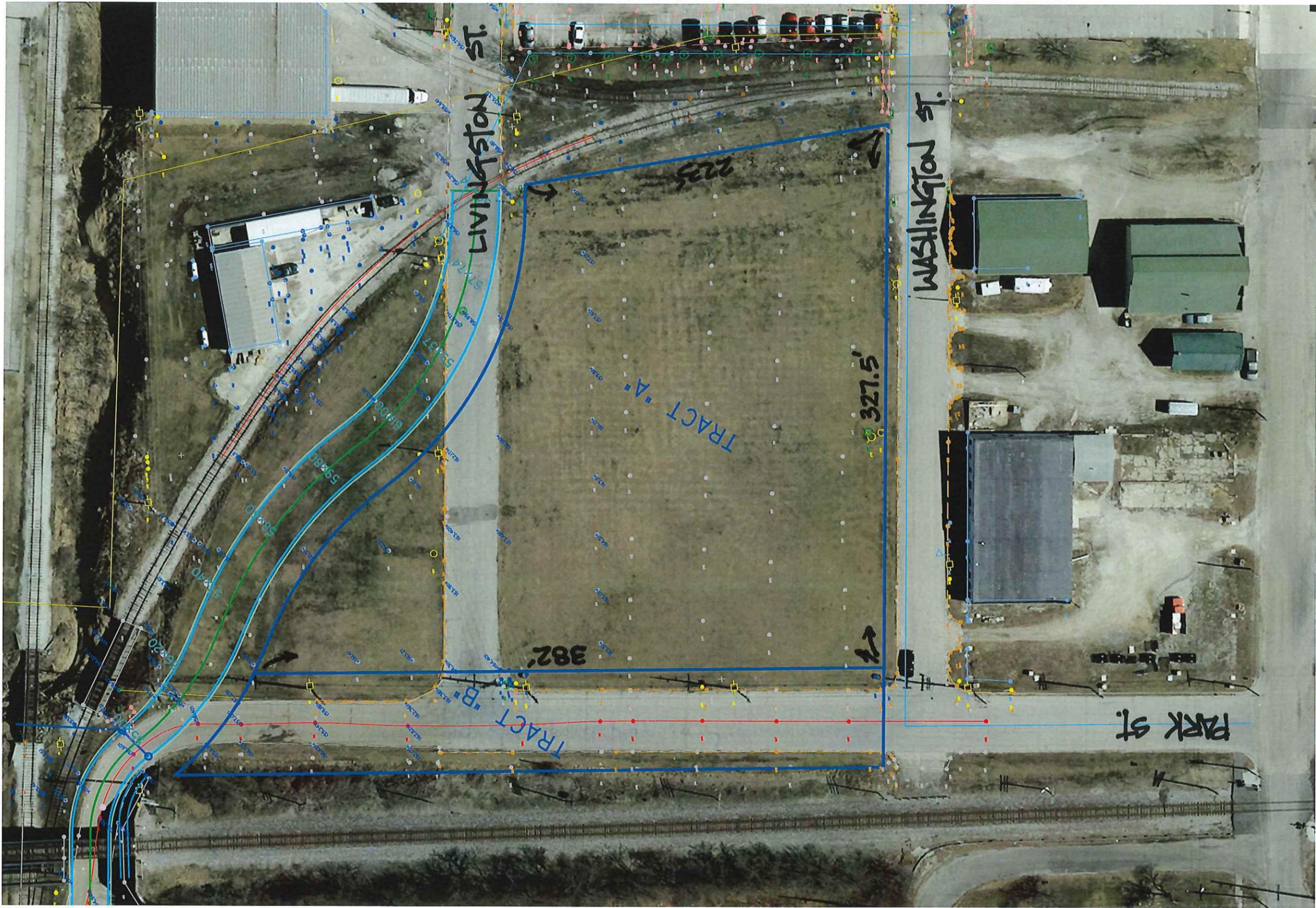
- 1) Portland Cement Concrete
- 2) Hot Mix Asphalt
- 3) Oil and Chip

B) New concrete curb and gutter only where it currently exists on Stoddard Court and Poplar Lane and then pave adjacent to new curb and gutter with one of the following materials:

- 1) Portland Cement Concrete
- 2) Hot Mix Asphalt
- 3) Oil and Chip

RECOMMENDED ACTION: It is recommended that the City Council discuss and provide direction to City Staff on the pavement rehabilitation portion of the project.





TRACT "A" 87,000 S.F. (2 ACRES ±)
 TRACT "B" 24,200 S.F. (0.6 ACRES ±)
 (RIGHT OF WAY)



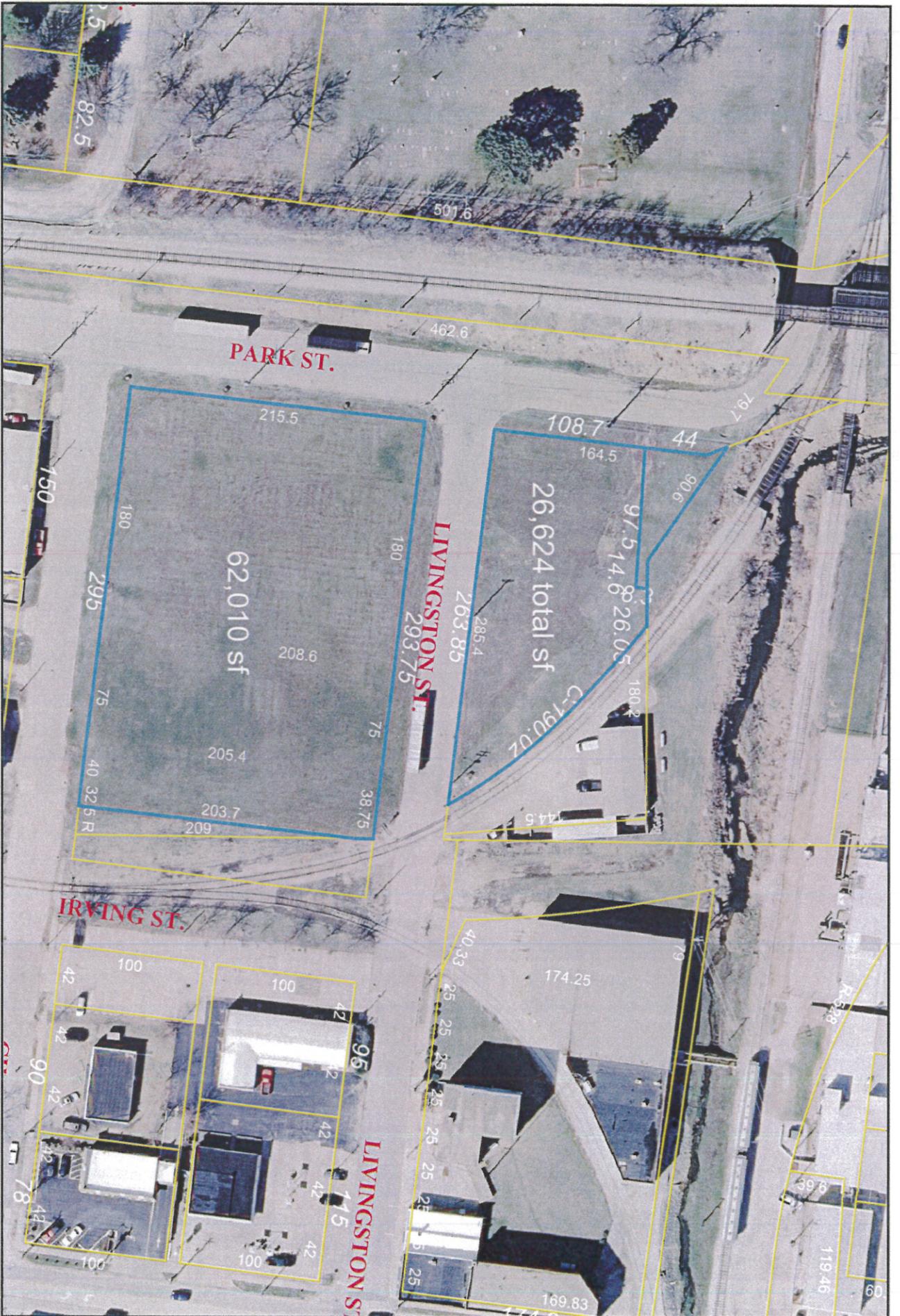
Aerial photography flown 2008

GIS data courtesy of Platt County

No warranty, expressed or implied, is made as to the accuracy of the data contained herein. The burden for deciding fitness for use lies with the user. This drawing is not and should not be considered or used as a legal plat or survey.

The Lyric Theater Project

Site Proximity to Downtown Monticello



"Pepsin Hill"

Total Lot Square Footage

Aerial photography flown 2008
 GIS data courtesy of Platt County
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**CITY COUNCIL
STUDY SESSION
MEMORANDUM**

ITEM: Discussion on Pepsin Hill Redevelopment	DEPARTMENT: City Administration
AGENDA SECTION: Discussion Items	SUBMITTED BY: Callie Jo McFarland, Community Development Director
ATTACHMENTS: () ORDINANCE () RESOLUTION (X) OTHER SUPPORTING DOCUMENTS	DATE: May 2, 2016

BACKGROUND:

The City initiated and undertook the demolition and remediation of the Pepsin Hill and Reeder Feed Mill properties beginning in 2005. In an effort to address the safety concern for vehicular, bicycle and pedestrian traffic traveling west from Park Street to Railroad Street under the railroad bridge, the City also began the process of negotiations with Pfizer/McShares/Viobin to acquire Tract 8- an action recently completed by the City of Monticello. In considering the redevelopment of the “Pepsin area,” the previous direction has been to secure the way for a development that would complement the downtown. Past actions included rezoning the properties to a Business zone, as well as entertaining ideas for a multi-use project and a mixed residential project. City Staff feels the council is in the position to more aggressively plan and develop the property, and would like to direction on how the Council would like to move forward.

Items for Further Consideration include (A) Traffic Circulation, (B) Pathways, (C) Land Use (Urban/Suburban, Mixed Use etc), (D) Design Standards. This discussion should also include the process for attracting and securing a developer (RFP, staff generated, etc.)

RECOMMENDED ACTION:

It is recommended that the City Council discuss and provide direction to City Staff on the above items.



CITY COUNCIL STUDY SESSION MEMORANDUM

ITEM: Discussion on First-Mid Illinois Bank Building	DEPARTMENT: City Administration
AGENDA SECTION: Discussion Items	SUBMITTED BY: Callie Jo McFarland, Community Development Director
ATTACHMENTS: () ORDINANCE () RESOLUTION () OTHER SUPPORTING DOCUMENTS	DATE: May 2, 2016

BACKGROUND:

The City of Monticello closed on the donation of the building recently vacated by First Mid Illinois Bank & Trust in downtown. The City accepted the donation of the building with the intention by ordinance that the revenues generated from the lease or sale of the building, to be used for the creation and utilization of a revolving loan fund for Monticello businesses. Previous indication from Council meetings was for the city to sell the building, but recent discussions from the council have suggested a possible interest in leasing. Staff would like the council to discuss the sale or lease of the property, as well as the option of condo-ing the property into private spaces for use.

Additional items for discussion include (A) Acquiring a new commercial appraisal of the property, (B) Making the identified life-safety and exterior improvements, (C) Addressing the HVAC system.

RECOMMENDED ACTION:

Staff recommends the Council provide direction on the above items.



CITY COUNCIL STUDY SESSION MEMORANDUM

ITEM: Discussion on Residential Waste regulations.	DEPARTMENT: City Administration
AGENDA SECTION: Discussion Items	SUBMITTED BY: Bob Mahrt, City Administrator
ATTACHMENTS: () ORDINANCE () RESOLUTION () OTHER SUPPORTING DOCUMENTS	DATE: May 2, 2016

BACKGROUND:

Recently, concerns have been raised regarding the demise of the waste sticker program in the City. In the Fall of 2014, the City Council held discussions on amending Title 5, Chapter 50 Residential Waste of the Municipal Code. On January 26, 2015, Ordinance No. 2015-02 was adopted which amended the Residential Waste chapter of the Municipal Code with an effective date of April 1, 2015.

In general, the amendments deleted the “user based” volume pricing structure from the Intent of the Chapter; added “totes” to the list of Approved Containers; established a definition for Licensed Hauler; refined the definition for Recyclable Material; expanded the sub-section on Licensed Haulers regarding Worker’s Compensation and Liability Insurance; increased the number of Licensed Hauler licenses from 3 to 4; revised the Fee sub-section by establishing a road impact fee and tote/waste sticker fee standard; established that revocation of a license would be processed after a hearing before Chief of Police (prior City Council) with appeals to City Council; amended the Approved Containers sub-section related to requiring “waste stickers” for bags, adding “totes”, and requiring separation of recyclable materials from residential waste, along with the requirement to place materials in approved recyclable containers; required Waste Haulers to maintain a Monticello specific website; and eliminated requirement for “rigid type containers” for placement of waste bags.

The amendments appear to have addressed original discussion items, with the exception of the on-going waste sticker program. The original standard, prior to the Municipal Code amendments, required stickers to be placed on each bag, not exceeding 33 gallons in size and 50 pounds in weight. These bags were to be placed within a “rigid type container” for collection. It did not appear that the standard for “rigid type containers” was adhered to in the community, which likely generated the need for developing the “tote” standard. The current Ordinance does not require the Licensed Hauler to provide a waste sticker option, nor require the customer to place the bags within a rigid container to prevent insect/animal access.

The City currently has three Licensed Haulers including Area Disposal, Advanced Disposal and Young’s Disposal Services. Area Disposal had eliminated their waste sticker program and charges \$16.50 per month for 95 gallon totes for both residential waste/recycling. Advanced

Disposal has recently raised their waste sticker price to \$15.00 and charges \$16.00 per month for 96 gallon totes for both residential waste/recycling. Young's Disposal continues to offer the waste sticker program at \$3.50 per bag and charges \$16.50 per month for a 95 gallon tote for residential waste and collects recyclables from company/customer containers.

Items for further consideration:

- a) City does not require Licensed Haulers to provide a waste sticker program, but may.
- b) Option for alternate sized "totes" (35, 65, 95 gallon) for potential customer cost savings over standard monthly charge for the larger 95 gallon "tote".
- c) Option for Exclusive Licensed Hauler with required service standards, fixed pricing (with annual increases) and a contract term beyond one year.

RECOMMENDED ACTION:

It is recommended that the City Council discuss and provide direction to City Staff on Residential Waste.