

MINUTES OF THE CITY COUNCIL MEETING OF OCTOBER 11, 2011

The minutes of the regularly scheduled Monticello City Council Meeting of October 11, 2011 held in Council Chambers of the Municipal Building in Monticello, Piatt County, Illinois.

Meeting convened at 7:00pm

MEMBERS PRESENT:

Mayor Corrie
Deputy Clerk McFarland

Alderman:

Eades
Mitze
Murdock
Cummings
Brown
Hiller
Hayes
Kuetemeyer

Student Advisor:

Hixson

MEMBERS ABSENT:

Clerk Dubson

Mayor Corrie led the Council in the Pledge of Allegiance.

Alderman Eades made a motion, seconded by Alderman Mitze to approve the Claims Report of October 11, 2011, City Council Meeting Minutes of September 26, 2011, Fire & Police Commission Meeting Minutes of January 12, 2011, Zoning Board of Appeals Meeting Minutes of October 6, 2011, Planning Commission Meeting Minutes of October 6, 2011, and Building Permit Report of September, 2011. A note was made to correct "Dave Fruendt" as mentioned in the City Council Meeting Minutes of September 26, 2011, to "Mark Fruendt." Motion passed.

In the Mayor's Report, Mayor Corrie thanked the fire and police department on a successful parade kicking off Fire Prevention Week the previous Sunday. He reported the 2011 food drive results- 4,130 total items, with Ward I having the most donations. He thanked all volunteers and the community for their efforts.

In old business, Aldermen Mitze and Cummings thanked the community for their support of the food drive.

There was no public participation.

Mike Atchison and Susan Jennings from the Illinois Municipal League Risk Management Association provided an update to the Council. Mr. Atchison commended the City of Monticello and employees on their actions to meet all of IMLRMA's recommendations for the year, the efforts of the safety committee, and the overall reduction of claims and losses of both the public and employees.

Ordinance 2011-40; Neuhoff Media Variance for Tower Height and Setbacks. Neuhoff Media Decatur, LLC, the owner of the parcel located at 1760 N. Market Street, wishes to annex into City limits so they may connect with city utilities, as required by the City of Monticello Municipal Code. In order to proceed with the annexation process, all zoning requirements of the assumed zoning designation (RU-Rural) must be met. Based off of the location of the existing building, two of the setbacks are not met, and the height of the transmission tower exceeds that which is allowed within an RU zone. Neuhoff Media Decatur, LLC is requesting a variance to two setbacks reducing the north side yard setback from 25.0 feet to 23.2 feet, and the rear yard setback from 30.0 feet to 26.19 feet. A variance to the structure height is also requested increasing the maximum height allowed from 35.0 feet to 360.0 feet. These variances are for existing structures only, and are contingent upon Council approval of the annexation of said parcel. All public notices have been sent out and published, as required by state statute, and City Staff have received no feedback. Alderman Hayes made a motion to approve Ordinance 2011-40, seconded by Alderman Murdock. Motion carried.

Ordinance 2011-41; Neuhoff Media Annexation. Neuhoff Media Decatur, LLC would like to annex the property located at 1760 N. Market Street for the purpose of connecting to City utilities. The parcel is approximately 1.033 acres in size, surrounded by property within the City limits, and would be annexed into the city limits under an RU-Rural zoning designation. All public notices have been sent and published as required by state statute. If the Council approves this ordinance, notices will also be sent to the local EMS departments. A motion was made by Alderman Mitze, seconded by Alderman Hayes to approve Ordinance 2011-41. Motion carried.

Mayor Corrie requested a motion authorizing city staff to make a written offer to purchase 3 easements in regards to the Front Street sanitary lift station project. Alderman Kuetemeyer made a motion for approval, seconded by Alderman Hayes. Motion carried.

Ordinance 2011-42; Kirby Hospital (N. State St.) Variance for Setbacks. The John and Mary E. Kirby Hospital wishes to subdivide the existing parcel located at 1111 N. State Street. They will continue ownership of “proposed lot 2,” which encompasses the doctors building, and will sell “proposed lot 1,” which is the remainder of the parcel, including the old hospital building. The property lines of “proposed lot 2” lie no less than 1.5 feet off of the building roofline, encompassing utility structures as well as entrance structures into the building. The lot lines of “proposed lot 2” would encroach into all four setbacks of an RD zone (30.0 feet, 10.0 feet and 10.0 feet), therefore the John and Mary E. Kirby Hospital is requesting a variance reducing all setbacks to no less than 1.5 feet, to allow for subdivision of a parcel of property. This variance is contingent upon the final plat approval of the Kirby-State Street Subdivision. All public notices have been sent out and published as required by state statute, and City Staff have received no feedback. A motion was made by Alderman Brown, seconded by Alderman Eades to approve Ordinance 2011-42. Motion carried.

Ordinance 2011-43; Kirby Hospital (N. State St.) Conditional Use for Professional Office in an RD Zone. As it is now vacated by hospital and clinic operations, Kirby Hospital wishes to occupy the doctor’s building (“proposed lot 2”) with specialists associated with the hospital, and eventually professional office activities, a use which requires a conditional use permit within an RD zone. This conditional use request is contingent upon the final plat approval of the Kirby-

State Street Subdivision. All public notices have been sent out and published as required by state statute, and City Staff have received no feedback. Alderman Mitze made a motion to approve Ordinance 2011-43, seconded by Alderman Hayes. Motion carried.

Resolution 2011-44; Piatt County Public Building Commission Conditional Use for a Public Building- Government Agency in an RD Zone (Former Kirby Hospital Building). The Piatt County Public Building Commission wishes to purchase the former Kirby Hospital Building parcel, also known as “proposed lot 1” of the Kirby- State Street Subdivision. The county will occupy the space to house some of the county government offices, a use which requires a conditional use permit within an RD zone. This conditional use request is contingent upon the final plat approval of the Kirby-State Street Subdivision. All public notices have been sent out and published as required by state statute, and City Staff have received no feedback. A motion was made by Alderman Eades, seconded by Alderman Brown to approve Resolution 2011-44. Motion carried.

Ordinance 2011-45; Kirby-State Street Hospital Final Plat. The John and Mary E. Kirby Hospital wishes to subdivide their existing parcel located at 1111 N. State Street, separating the doctor’s building from the remainder of the parcel, and selling all but the doctor’s building (“proposed lot 2”) to the Piatt County Public Building Commission. This action constitutes a minor expedited subdivision as no infrastructure improvements were required. City staff have reviewed the plans and all requirements have been adhered to. A motion was made by Alderman Murdock, seconded by Alderman Eades to approve Ordinance 2011-45. Motion carried.

Mayor Corrie requested a motion to authorize the City Attorneys to file a complaint for declaratory judgment in regards to the Front Street sanitary sewer lift station project. Alderman Hayes made a motion for approval, seconded by Alderman Mitze. Motion carried.

Student Advisor Hixson reported that the 1st quarter is over. Homecoming week went well. The Marching Sages hosted the Sage City Invitational this past Saturday, and the cross-country team is looking very promising this year. Alderman Cummings complimented the Kirby Medical Center on their transition to the new facility. Alderman Brown reported that employees have been performing maintenance on the wastewater treatment facility, and preparing for new testing requirements to satisfy the NPDES permit. Alderman Hiller reported that the Railway Museum will be hosting the last 401 in Steam run October 15th & 16th, the Ghost Train event will begin October 22nd, and a Back to Business Workshop on maintaining a Business Facebook Page will be held October 19th. He also reminded residents to keep gutters and drains clear of leaves. Alderman Hayes thanked Ward I for winning the food drive this year. BINGO will be at the senior center October 18th. JFL is over with the 5th grade record of 8-0; 6th grade 4-4, and 7th/8th grade 7-1 (division champions). He reminded of the coloring contest, bus trip, Trick or Treat at Nick’s Park event, and the recreation survey.

Superintendent Allsop reviewed several major projects the City has completed or are nearing completion this year that have been in the works for years, including the water tower, Edwards Street rehabilitation, Anderson-Mosher project, Middle School detention project and the Transportation Improvement Project. He reported that City staff are checking prices for

comparison of Risk Management insurance, as per council direction. He updated the council on the tasks Abe Jones, Terry Summers and Callie Jo McFarland have been working on.

A motion was made by Alderman Hayes, seconded by Alderman Brown to adjourn at 8:07pm.

Respectfully submitted by,

Callie Jo McFarland
Deputy Clerk, City of Monticello