

**MINUTES OF MEETING
COMMON COUNCIL
CITY OF MONTICELLO
MONDAY MAY 7, 2018**

The regular meeting of the Common Council, of the City of Monticello, Indiana, was held on May 7, 2018 at 6:00 p.m. The meeting was called to order by Mayor Ken Houston and opened with the Pledge of Allegiance.

Roll call, by Clerk Treasurer Jim Mann, was answered by Mayor Ken Houston, Councilors Ralph Widmer, Tim McQuinn, Doug Pepple, Kim Kramer and Phil Vogel. City Attorney George Loy was also present.

Minutes- Phil Vogel made a motion to approve the minutes from the April 16, 2018 meeting with 2 corrections. Resolution 2018-04 should read Resolution 2018-04A and under # 3 new business the last sentence should read “All ayes, motion carried” rather than All ayes, motion varied”. Doug Pepple seconded the motion. Roll Call Vote: Vogel-aye, McQuinn-aye, Widmer-aye, Kramer-Abstain and Pepple-aye. Motion carried.

Additions & Deletions-None

Citizen Participation-Audra Lindstrad with Keller Williams Realty addressed the Council on “Red Day” which is May 10, 2018. “Red Day” is a company-wide recognized day of service by Keller Williams agents across the US. She presented a sketch and asked if she could clean up and improve the corner of 6th Street and Rickey Road. Doug Pepple made a motion to approve the request to enhance the corner of 6th and Rickey. Phil Vogel seconded the motion. All ayes, motion carried.

Department Heads Reports-Parks Superintendent Mitch Billue reported the Rotary Club has finished the Gazebo at the City Park (Rotary Cove), the ADA ramp has been completed at the City Pool, work is moving forward for the ADA accessible path at Bluewater Park, a meeting is planned for April 18th with engineers at the Nature Center to discuss plans, REMC assisted the department place a fence back up behind the baseball diamond, and Earth Day is April 21st. Street Commissioner Frank Arthur indicated the new traffic lights on Broadway are now operational. Sidewalks have been replaced along West Washington, the Senior Center and will be replaced at Illinois/Broadway. INDOT opened and accepted bids on sidewalk projects involving Broadway, South Street, and Juanita Street. These are to be completed before school starts up in August. ADA Coordinator Cathy Gross reported the partnership with “Celebrating Our Differences” and the event in Monon went very well. The City Wellness Committee is planning a summer event which will be a “float trip”. Wastewater Superintendent Adam Downey reported that Siteworx has completed the 24” storm water line running East to West. The laterals are not done. They have to do the water line and reshape the dirt pile. Wrede & Sons is installing a culvert at Francis Street/Lawson Lane. Fire Chief Galen Logan reported that Jake Reiff and Zach Wolfe are taking a “strategy and tactics” class in Lafayette. The Department is hosting classes dealing with how to notice and respond to veterans who display symptoms of post traumatic stress disorder. Police Chief Randy Soliday reported that he and Jason Lingenfelter put on a training for the National Guard using the simulator. The State mandate training has been completed. Detective Myers is going to be recertified in defensive tactics training. Officer Blake is going to the Academy to receive part 2 of training for crime scene investigations.

Committee Reports-Doug Pepple reported the Ordinance Committee recommends moving forward with the sprinkling rates this year. They will be reviewing the ordinance more in depth as the year progresses.

Old Business-None

New Business

1. Knights of Columbus-Tootsie Roll Drive-Steve Goodwin-Steve requested the dates of June 1 from 9:00 am to 5:30 pm and on June 2nd from 8:00 am to noon to be held on the corners of Main & Broadway and Illinois & Washington. Doug Pepple made a motion to approve the request. Kim Kramer seconded. All ayes, motion carried.
2. Resolution 2018-04A-Appointment of Appraisers-100 Oak Drive-City Attorney George Loy indicated that as a result of the future roundabout project on South Main Street the City has agreed to purchase the property at 100 Oak Street. To do so requires two appraisals. Phil Vogel made a motion to adopt Resolution 2018-04A. Ralph Widmer seconded the motion. All ayes, motion carried.
3. Rezone Petition 1074-MPL Properties LLC-Ordinance 2018-04-Plan Commission Director Colin Betts presented the details of the petition. MPL Properties, LLC is requesting parcel # 91-63-04-000-008.600-021 be rezoned from R-2 to B-2 (General Business). Colin also indicated the parcel is part of Dodge Camp Minor Subdivision approved in March 2017. MPL applied for a rezone of the un-subdivided property on 03-14-16 from R-2 to B-2 which was denied due to access, negative impacts to residential areas, and parking concerns. Mayor Houston asked “how is this not spot zoning?” Council Member Phil Vogel agreed with the Mayor on the point made regarding spot zoning. Phil asked Colin to read some of the permitted uses for B-2. Mayor Houston indicated the City had received a document today which showed a parking layout. Colin Betts indicated he received it as well. Council Member Tim McQuinn asked what the existing use is classified as. Colin Betts stated it is a marina. The current use is grandfathered. The petitioner’s attorney Joe Bumbleburg began to address the Council. He referred to a parking lay out which listed parking spaces at the property location. Joe indicated there would be 17 parking spaces. He also discussed that some of the uses listed would not be reasonably accommodated due to the terrain involved with the property. Joe also indicated the Plan Commission approved the request finding it to have no adverse effect on the area and it follows responsible standards for development. He further requested the Council approve the rezone request as presented. Ken Hardebeck then addressed the Council. He stated that his customers are already there because of Lake Freeman. Many come by boat. He also stated that the City’s parking spaces fill up early and quickly because those people have trucks and trailers. Ken added that he wants to run a good business and add more to it, so “let me finish it”. Mayor Houston asked for a motion regarding the rezone petition. Robin Hooker stated that she looked at the Indiana.Gov website and MPL Properties has a liquor license. Council Member Phil Vogel made a motion to deny the rezone request. Ken Hardebeck passed out a document to the Council and indicated a reference to number 8 where it states “Redevelop water front for residential and tourism development on east side of downtown with ‘Twin Lake Microbrew Pub’ and boat docks”. Council President Doug Pepple asked if it was Hardebeck’s intention to build a microbrew pub. Ken stated possibly. Council member Ralph Widmer spoke about two concerns: one being the spot zoning matter and (although the current marina use is

grandfathered) the best use of the property would be for the City Park. He stated there is a narrow road to the water front with children at play in the park areas. He is concerned about adding more activity to an already busy area. Council member Phil Vogel restated his motion to deny the rezone request # 1074 from R-2 to B-2. Ken Hardebeck asked the Council to explain the Economic Development documents he previously passed out. Mayor Houston asked Area Plan Commission Director Colin Betts to explain the documents. Colin said the documents represent a potential goal for development. He also stated it comes from the County Comprehensive Plan. Ken Hardebeck said it was taken from the City's website. Colin stated there a lot of different plans. Doug Pepple indicated the map on the provided documents point to an area by the Washington Street bridge area and not at the City Park. Council member Kim Kramer seconded the motion made by Phil Vogel. Attorney Joe Bumbleburg suggested to the Council that the expenditure of funds towards building plans and parking before rezoning is granted creates cost for the petitioner especially if the rezoning is not granted. He said everyone is protected because after the rezoning is granted other approvals will be necessary before building permits can be approved and granted. Mayor Houston then called for a vote on the seconded motion on the floor. Roll call vote taken. All ayes, motion carried.

ACCOUNTS PAYABLE VOUCHERS-Phil Vogel made a motion to approve the accounts payable vouchers as presented. Doug Pepple seconded the motion. All ayes, motion carried.

Miscellaneous and all other matters-Mayor Houston asked the Council if they would be okay with Dan Zuerner of Garmong updating the request for proposals for repurposing of the old Fire Station. With agreement being noted the Mayor will advise Dan to proceed.

Adjournment-The meeting adjourned at 7:19 p.m.

James D Mann
Clerk Treasurer
City of Monticello