

**MINUTES OF MEETING
COMMON COUNCIL
CITY OF MONTICELLO
MONDAY MARCH 18, 2024**

The regular meeting of the Common Council, of the City of Monticello, Indiana, was held at 120 West Washington Street on March 18, 2024. The meeting was called to order at 6:23 pm by Mayor Aaron Sims. The meeting opened with the Pledge of Allegiance. While the meeting was conducted in person, it was also available via Zoom and live on Facebook.

Roll Call: Called by Clerk Treasurer First Deputy, Mary Black was answered by Mayor Aaron Sims, Councilors Shanda Cortez, Bill Cheever, Gary Allen, Kim Kramer and City Attorney George Loy. Dave Patty attended via Zoom.

Minutes: Bill Cheever moved to approve the minutes of the March 4, 2024 Council meeting. Kim Kramer seconded the motion. All ayes, motion carried.

Additions & Deletions: None

Citizen Participation: Concerning a proposed development on the old hospital property at the corner of Condo and O'Connor Streets, neighborhood resident Mary Horn shared some concerns and suggestions. Issues Mary brought to the attention to the Council these issues:

- Increased traffic due to approximately 100 -150 new residents
- Approximately 60 current homes surround the proposed project at a market value of about \$175,000 each or in total approximately \$10,500,000.
- She maintained the neighborhood is quiet and preferred that way.
- The north end of town is already well-represented with rental properties. Approximately 30 – 40 rental duplexes, 3 senior and/or disabilities facilities, and 4 two, three and four story apartment complexes.
- She maintains the bordering residents will oppose any attempt to rezone the property to R3.

Council president Cheever expressed appreciation for the Mary's comments and reinforced the notion that no project has been defined and community input is sought and valued.

Department Head Reports: The written reports were submitted to the Council and made available for questions. There we no questions.

Committee Reports: None

Old Business: None

New Business:

Ordinance 2024-05. Fixing the salary ordinance compensation for safety employees which was in error when passed last year. Councilor Bill Cheever's motion to move this ordinance on for a second reading was seconded by Councilor Gary Allen. All voted aye, the motion carried.

Ordinance 2024-06. Fixing the salary ordinance compensation for public works employees. In this matter it was specifically for city parks employees which was in error when passed last year. Councilor Shanda Cortez's motion to move this ordinance on for a second reading was seconded by Councilor Gary Allen. All voted aye; the motion carried.

Area Plan Rezone petition #1182. This concerned property at 1117 North Main Street rezoned from B1 to B2 to accommodate the owner's ability to be licensed to sell golf carts. The B2 zoning aligns with the city's land use map.. Councilor Bill Cheever moved this rezone be approved and was seconded by Councilor Gary Allen. All voted aye; the motion carried. (Note: this was given City Ordinance # 2024-07).

Herald Journal 50th Anniversary Tornado Commemorative Publication – The cost for a 2”x2” ad is \$50 to be paid by the Council. Councilor Kim Kramer moved to approve and was seconded by Councilor Shanda Cortez. All voted aye; the motion carried.

Spirit of Monticello Festival. Darin Griesey met with all safety departments and assured the Council that all permits and insurances have been secured. The dates are June 21st and 22nd. Councilor Bill Cheever moved to approve the festival dates and plans; and was seconded by Councilor Kim Kramer. All voted aye; the motion carried.

Make My Move Agreement. Debbie Conover (in person) from White County Economic Development Corporation and Ryan Pike (via Zoom) of the Make My Move “(MMM)” organization briefly explained the program and addressed questions. Attorney George Loy summarized the original financial arrangements:

- Total cost for White County was \$77,000 of which 50% (\$38,500) was paid by Indiana Economic Development Corporation (IEDC)
- The \$38,500 balance was cost shared with the county (80%) and city (20%), thus the city’s share was \$7,700 if they moved-in. The goal was to gain 7 move-ins in the 12 month contact period.

The contract considered at this time was extended to 18 months commencing with April 1 and terminating on September 30, 2025 for the cost of 12 months. The goal for move-ins total for the 2 ½ years is 12. Currently there have been 3 with 4 others in the “accepted” status meaning they are looking for local housing. Therefore with 3 firm move-ins, 9 additional will be the goal.

Earlier in the day the county agreed to renew the MMM contract thru September 30, 2025.

Councilor Cheever asked if the approximate cost to the city for a move-in was \$1,000. Ms. Conover said that was correct.

Since 1 of the 3 who have moved is located out of the city (near Lowes Bridge), Councilor Cortez inquired if the city still had to pay. Ms. Conover said yes because the city retailers and services still benefit.

Councilor Patty asked about citizenship and other qualifications. Mr. Pike answered that all candidates experience background checks as to citizenship and employment. All must be employed and are U.S. citizens.

Councilman Cheever asked if the current environment for this program matches with the original reason for establishing the program and Ms. Conover assured all it was the same.

The question was asked if there were statistics regarding retention of move-ins after 12 months. Mr. Ryan said the state of Indiana has a 92% retention rate.

Council president Cheever asked for a motion to renew. Hearing none he moved to table the decision, Councilman Allen seconded. All ayes, the motion carried.

Accounts Payable: Councilor Shanda Cortez moved to approve accounts payable for February, Councilor Gary Allen seconded the motion. All voted aye, the motion carried.

Miscellaneous and All Other Matters: None

Adjournment: There being no further business the meeting adjourned at 7:13 p.m.

Additional: I wish to express my appreciation, again, to my first deputy, Mary Black, for her gathering this meeting’s minutes in my absence.

Respectfully,

Doug Pepple

Clerk Treasurer, City of Monticello