

**MINUTES OF MEETING
COMMON COUNCIL
CITY OF MONTICELLO
MONDAY JUNE 16, 2025**

The regular meeting of the Common Council, of the City of Monticello, Indiana, was held at 120 West Washington Street on June 16, 2025. The meeting was called to order at 6:05 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: The call by Clerk Treasurer Doug Pepple was answered in-person by Mayor Aaron Sims, City Attorney George Loy, Councilors, Gary Allen, Dave Patty and Bill Cheever.

MINUTES:

Councilor Dave Patty moved to approve the minutes of the regular June 2, 2025, meeting, Councilor Bill Cheever seconded. All ayes.

Councilor Gary Allen moved to approve the minutes of the special June 9, 2025, meeting, Councilor Dave Patty seconded. All ayes.

ADDITIONS & DELETIONS: – None

CITIZEN PARTICIPATION:

Josh Leonard expressed his appreciation to the Council for the new ordinance concerning utility adjustments. As a member of the Board of Works, Josh supported the new ordinance. Josh went on to express concern over current rules about abandoned properties. He feels the process should be investigated as it results in several abandoned houses. This, he pointed out, causes a neighborhood blight and opportunities lost for much needed housing.

DEPARTMENT REPORTS:

The departments submitted reports yielded no questions from the Mayor or Councilors

COMMITTEE REPORTS: - Councilor Bill Cheever indicated matters at the Council on Aging building and City Hall roof will be addressed by the Building Committee.

OLD BUSINESS: – None

NEW BUSINESS:

Jeniynne Kyburz, White County Area Plan Director, presented petition #1207 amending the zoning map. This concerns a property 216 Hanawalt being rezoned from B-2 to R-2. The owner is converting the property to multi-family housing. Councilor Bill Cheever moved to accept the petition and was seconded Councilor Gary Allen. All ayes.

Councilor Bill Cheever, after describing the wastewater IDEM Agreed Order and the last phase of the project (Phase V) which must be completed and operational by December 31, 2028, opened a discussion with the Councilors about the financial impact on users. The discussion centered on consideration of implementing utility rates and in what manner. Further discussions will be held, but increases are going to be required due to the costs burdened by IDEM's Agreed Order.

The Accounts Payable Voucher report was moved for approval by Councilor Bill Cheever and seconded by Councilor Gary Allen, All ayes.

MISCELLANEOUS AND ALL OTHER MATTERS:

Monticello Redevelopment members Dan Oldenkamp and Dr. William Misenheimer described the status of the project and announced they were prepared to sign a contract with Morphe Construction. Morphe is expected to start August 1st. The estimated cost to be approximately \$2.9 million, co-funded with READI Grant (\$2 million) and TIF for the balance. The expected project completion is July 2026.

Mayor Sims reminded all of two events: SOMA's "We Love Our Downtown" tomorrow, June 17 and "The Spirit of Monticello Festival" this Friday evening and all-day Saturday.

ADJOURNMENT: There being no further business, the meeting adjourned at 6:36 p.m.

Respectfully,
Doug Pepple
Clerk Treasurer, City of Monticello