

February 11, 2021

SPECIAL CITY COUNCIL MEETING

The Winchester City Council held a special meeting February 11, 2021 at City Hall.

Mayor McIntire called the meeting to order at 6 p.m. with the following council in attendance: Terry Gregory, Bill Jacquot, Sandy Long, Jeff Pittman, City Clerk Brenda Robinson. Ron Bell and Lawrence Coultas were absent.

Also, in attendance were Wanda Cody, City Treasurer; John Paul Coonrod, City Attorney; John D. Coonrod and Darrell Moore.

**John Paul Coonrod, City Attorney** explained there were two (2) things on the agenda tonight. One was the ordinance discussed at the regular meeting and the second is a review with council approval of the submitted plats.

The ordinance is first on the agenda. There were three (3) issues with the plats. The last time they were submitted there was an issue on whether the monuments or markers the surveyors laid out were sufficient as detailed in the class specifically with regards to markers on the corners. A second issue was that the previous plat did not note the location and identity of the adjacent landowners were. That has been taken care of. The third issue was the utilities, the subdivision code was written for new development not for already developed property. The code currently reads upon completion of installation of all utilities in the subdivision, the owner shall file a plat showing the exact location of all utilities as constructed. The wording is a little bit vague. There can be a good faith reading both ways. They are saying the land has already been developed, as in this case, and they have to show utilities or one could in good faith read that to say, the land has already been developed, people don't have to show the presence of utilities on the plat of survey they submit to the council.

**Coonrod** dropped a few words in that section to read, if the council passed this ordinance, it would read upon completion of installation of all proposed utilities in the subdivision, the owner shall file a plat of sub subdivision. So, adding a few words to make it very clear with his change the subdivision code wouldn't require people who have already developed the land to go back, find where all the utilities area, and include their precise location in there submitted plat of survey, to save some legwork on the part of the Burk's and those to come. Coonrod thought it would be appropriate to change the subdivision code. The only changes are three or four words from the end of the sentence in reference to such utilities as constructed rather than all utilities as constructed.

**John D Coonrod** said he thought it was appropriate, the distinction made in this case where everything is done. We are not going to develop the land or install utilities. This works for them.

**MOTION:** Terry Gregory moved, and Jeff Pittman seconded to accept ordinance 910, (I made a mistake) an Ordinance Amending the Subdivision Code of the Revised Code of Ordinances of the City of Winchester, Scott County, Illinois. Roll call resulted in all yeas. Motion carried.

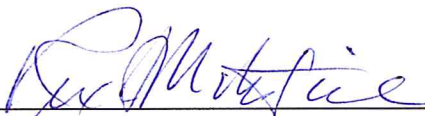
**John Paul Coonrod** said the only other thing on the agenda would be to approve the plats. These are in triplicate original plats as required by the code and state law. The only two (2) remaining issues are the corner markings and adjacent landowner issues. They are marked on the plats as well as the adjacent landowners. Lot number three (3) is the lot under contract to sell. If we can get this plat approved there would be a business going into there. All three (3) plats would be approved and filed with the county clerk the same as a deed. Once that is complete and the city gets a copy it will be subdivided.


**John D. Coonrod** said the only difference here from a typical subdivision is no new streets will be dedicated. So, if approved tonight, he will record it. Coonrod has a \$10 check he owes the city. It is a \$10 fee for the plat. Once this is recorded a copy will be permanently held in the clerk's office.

**John D Coonrod** said the owners attested to ownership and the school district designation, the county clerk has attested to the fact that there are not taxes due. The engineers attested to the drainage, that drainage is appropriate, so all our bases are covered. The legal description is so detailed. Now you need survey points for the legal description as it is very convoluted. After it is recorded it will be lot one, two and three of the Buck's Dr. Subdivision.

**MOTION:** Bill Jacquot moved, and Sandy Long seconded to approve the Buck's Dr. Subdivision of survey for plats one, two, & 3 three as presented. Roll call resulted in all yeas. Motion carried.

**MOTION:** Bill Jacquot moved, and Jeff Pittman seconded to adjourn the meeting. Roll call resulted in all yeas. Motion carried. Meeting adjourned at 6:20 p.m.

  
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Rex McIntire, Mayor

  
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Brenda Robinson, City Clerk