

Regular City Council Meeting August 27, 2019 (Tuesday, August 27, 2019)

Generated by Jennifer R Sorrell on Wednesday, August 28, 2019

Council Members present

Councilman Lee Fronabarger, Councilman Tom Grant, Councilwoman Carolin Harvey, Councilman Adam Loos, Councilwoman Jessica Bradshaw, Councilman Jeff Doherty, and Mayor John M Henry

Prior to the start of the meeting, Oaths of Office were administered to Fire Fighters David Myers, Jacob Garza, and Jordan Jones. Assistant Fire Chief Aaron Hine and Fire Captain Carl Sisk were commended for their years of service to the City of Carbondale; Resolutions, Retirement plaques, and Axes were presented to the retired members.

Meeting called to order at 6:10 PM

1. Preliminaries to the City Council Meeting

Procedural: 1.1 Roll Call

Procedural: 1.2 Citizens' Comments and Questions

Jane Adams announced a raffle fundraiser for the construction of a dog park.

Procedural: 1.3 Council Comments, General Announcements, and Proclamations

Councilman Loos noted that there will be a vacancy for a State Representative seat and encouraged citizens to consider running for office.

Councilman Doherty asked for an update on the lease negotiations between the City and Park District for the short term leases for the two properties in question and suggested placing a discussion item on the next agenda for the Council to discuss what information they hope to acquire. There was a consensus to do so.

Councilwoman Harvey inquired about what information the Park District may be seeking.

Councilman Fronabarger noted the locations where dog park raffle tickets may be purchased.

Councilwoman Bradshaw noted that Illinois Central Railroad is seeking to install a 180-foot communication tower in downtown Makanda; she advised citizens where they can express their concerns.

2. Public Hearings and Special Reports

Discussion: 2.1 Staff Presentation of Proposed Tax Increment Finance District #4

Director of Economic Development Steven Mitchell presented details about a proposed residential Tax Increment Finance District (TIF District), gave an overview of how TIF districts generally work, mapped possible boundaries for a residential TIF, and reviewed the results

achieved through a residential TIF in Springfield, Illinois.

Comments and questions from City Council members included the possible number of residential TIFs; the boundaries of such a TIF; design standards and overlay zone; who would benefit; the transfer of funds from one TIF to another; inclusion of input from the public, from Staff, and from the Planning Commission; possible approaches to improvements; and revisiting accessory dwelling units.

Dan Finnegan inquired about the development expertise of the Enos Park managers/directors and what liabilities they faced.

Jane Adams commented on the proposed boundary lines in an R-1 district, suggested keeping the R-1 zoning intact, offered other boundary lines suggestions, expressed satisfaction with the inclusion of the overlay, consideration of the nature of the zoning in the development of a TIF district, and the commitment to enforce the City's Code.

Sandy Litecky noted this was an exciting proposal; commented on the willingness to work on the development; and noted the high number of vacancies in the neighborhood might make acquisition more affordable.

Brian Swoboda expressed support for the project and suggested it could be an incentive to upgrade rental properties to attract families.

3. Consent Agenda of the City Council

Action (Consent): 3.1 **Approval of Minutes from the Special Joint Meeting of the City Council and Park District on August 12, 2019, and the Regular City Council Meeting of August 13, 2019** Resolution: Approve the minutes from the Special and Regular City Council meetings of August 12 and 13, 2019

Action (Consent): 3.2 **Approval of Warrant for the Period Ending: 08/09/2019 for the FY 2020 Warrant 1361 in the Total Amount of \$603,518.92**
Resolution: Accept the following report of payments made for the period ended: 08/09/2019 totaling \$603,518.92 (*Exhibit A-08-27-2019*)

Action (Consent): 3.3 **Acceptance of the Planning Commission's FY 2019 Annual Report**
Resolution: Accept and place on file the Planning Commission's FY 2019 Annual Report

Action (Consent): 3.4 **An Ordinance Annexing the Country Village Subdivision**
Resolution: Adopt the Ordinance annexing the Country Village Subdivision (*Ordinance 2019-22; Exhibit B-08-27-2019*)

Action (Consent): 3.5 **Award of Contract for the Sidewalk Improvement Program (CIP No. SW2001) to Samron Midwest Contracting, Inc. of Murphysboro, Illinois in the Amount of \$84,307**

Resolution: Award of Contract for the Sidewalk Improvement Program (CIP No. SW2001) to Samron Midwest Contracting, Inc. of Murphysboro, Illinois in the Amount of \$84,307

Action (Consent): **3.6 Award of Contract for Northwest Wastewater Treatment Plant (NWWWTP) Industrial Plant Effluent Gravity Flow Line, (CIP No. WW1905) to Dean Bush Construction of Carbondale, Illinois in the Amount of \$61,432**

Resolution: Award of Contract for NWWWTP Industrial Plant Effluent Gravity Flow Line, (CIP No. WW1905) to Dean Bush Construction of Carbondale, Illinois in the Amount of \$61,432

Action (Consent): **3.7 Award of contract in the Amount of \$110,143.43 to Ellis Excavating for the Demolition of the Econolodge Motel Located at 801 East Main Street**

Resolution: Award the contract in the amount of \$110,143.43 to Ellis Excavating for the demolition of the Econolodge Motel located at 801 East Main Street

Action (Consent): **3.8 An Ordinance Approving John Deas' Request to Rezone Property Located at 801 N Almond St From R-1-5, Low-Density Residential, to NB, Neighborhood Business**

Resolution: Adopt the Ordinance approving the request to rezone property located at 801 N Almond St from R-1-5, Low-Density Residential, to NB, Neighborhood Business." (*Ordinance 2019-23; Exhibit C-08-27-2019*)

Action (Consent): **3.9 An Ordinance Approving Carbondale Self Storage, Inc.'s Request to Rezone Property Located at 705 East College Street from PA, Professional Administrative Office, to R-3, High Density Residential and a Resolution Approving a Special Use Permit for a Self Storage Business within an R-3, High Density Residential, District**

Resolution: Adopt an Ordinance Approving the Rezoning of Property Located at 705 East College Street from PA, Professional Administrative Office, to R-3, High Density Residential. Adopt an Resolution Approving a Special Us Permit for a Self Storage Business in an R-3, High Density Residential, District. (*Ordinance 2019-24; Resolution 2019-R-49; Exhibits D- and E-08-27-2019*)

Action (Consent): **3.10 Resolutions Commending Aaron Hine and Carl Sisk for Service To The City of Carbondale**

Resolution: Approve the resolutions commending Aaron Hine and Carl Sisk for service to the City of Carbondale (*Resolutions 2019-R-50 and -51; Exhibits F- and G-08-27-2019*)

Action: **3.11 An Ordinance Repealing Title Fourteen, Chapter Four, Section Ten of the Carbondale Revised Code**

pulled by J. Doherty

Action (Consent): **3.12 Approval of Consent Agenda Items**

Resolution: Approve all Consent Agenda items not pulled for separate consideration

MOTION: Approve all Consent Agenda items not pulled for separate consideration

Motion by Adam Loos, second by Carolin Harvey.

Final Resolution: Motion Carries

Yea: Lee Fronabarger, Tom Grant, Carolin Harvey, Adam Loos, Jessica Bradshaw, Jeff Doherty, John M Henry

Action: 3.11 An Ordinance Repealing Title Fourteen, Chapter Four, Section Ten of the Carbondale Revised Code

This item was pulled for the purpose of reading the agenda item for the public's information. Council members remarked on the ACLU's actions in the State.

Don Monty remarked that he hopes staff will look at other practical alternatives, have an open discussion on the matter; and commented on the need for greater detail in the title of the agenda item.

MOTION: Adopt an ordinance repealing Title Fourteen, Chapter Four, Section Ten of the Carbondale Revised Code.

Motion by Jeff Doherty, second by Tom Grant.

Final Resolution: Motion Carries

Yea: Lee Fronabarger, Tom Grant, Carolin Harvey, Adam Loos, Jessica Bradshaw, Jeff Doherty, John M Henry (*Ordinance 2019-25; Exhibit H-08-27-2019*)

4. General Business of the City Council

Action: 4.1 Ordinance Amending Title 5 of the Carbondale Revised Code to Increase Video Gaming License Fees

Councilman Loos noted that he would be abstaining from discussion or action on this matter.

Donald Monty asked if the City Manager would relay the fee increases for the public's benefit.

MOTION: Approve an ordinance amending Title 5 of the CRC to increase video gaming license fees

Motion by Carolin Harvey, second by Lee Fronabarger.

Final Resolution: Motion Carries

Yea: Lee Fronabarger, Tom Grant, Carolin Harvey, Jessica Bradshaw, Jeff Doherty, John M Henry

Abstain: Adam Loos (*Ordinance 2019-26; Exhibit I-08-27-2019*)

Discussion: 4.2 City Council Discussion to Consider Options to Renewing the Contract to Publish the Carbondale Communique

City Council Comments and Questions: An inquiry about the number of copies the DE had reported; the logistics of and the costs for printing internally; noted that with fewer papers being distributed, there were fewer Communiques being disseminated; the enhanced flexibility self-printing and electronic publications would offer; utilization of push notifications; requests for additional cost analysis; inclusion of a notice to the public that this would be the last issue and letting them know where they could find future digital copies; remarks that it would be nice to

have fresh material out more frequently; and Council members indicated their own preferences for the options presented.

Donald Monty noted the Communique began in the 1970s; suggested being sensitive to not overdo change; remarked that some people will not touch social media; suggested establishing some mechanism for ensuring people receive a notice about new issues; and encouraged proactive measures to inform the public.

5. Executive Session

6. Adjournment of the City Council Meeting

Procedural: 6.1 **Adjourn meeting**

There being no further business to come before the public body, the meeting was declared adjourned at 7:53 p.m.

Jennifer R. Sorrell, City Clerk

Date