

City Council of the City of Carbondale, Illinois
Public Hearing on Proposed Annexation Agreement with
Jacob and Suzette Povolish for Property Located at 2534 New Era Road
January 18, 2011

The City Council of the City of Carbondale, Illinois, held a public hearing on Tuesday, January 18, 2011, in City Council Chambers, 200 S. Illinois Avenue, for the purpose of soliciting comments on a proposed Annexation Agreement with Jacob and Suzette Povolish at 2534 New Era Road. Mayor Cole called the public hearing to order at 7:19 p.m. with the following-named members of the City Council present/absent:

Present: Councilman Steven Haynes, Councilman Michael Neill, Councilman Joel Fritzler, Councilwoman Corene McDaniel, Councilwoman Mary Pohlmann, Councilman Chris Wissmann and Mayor Brad Cole

Absent: None

Also present were City Clerk Janet M. Vaught, City Manager Allen Gill and various members of the City's administrative staff.

City Manager Gill explained that Jacob and Suzette Povolish are the owners of Tan Tara mobile home park located on a 14.84 acre tract at 2534 New Era Road. Sewage from the mobile home park is currently treated in a waste stabilization pond which occupies approximately 2.7 acres of the site. Due to recent problems with the stabilization pond, the owners now wish to connect to the City's sanitary sewer system. In exchange for connecting to the City's sewer, the owners and the City have agreed to several provisions included in the annexation agreement. Despite the fact that the property is currently contiguous to the City limits, the annexation agreement is necessary in order to carry out the provisions included in the agreement. An annexation petition has been submitted by the owners and includes the signatures of at least 51% of the electors residing on the property. If the annexation agreement is approved, the property would then be annexed. City Manager Gill said the annexation agreement contains the following provisions: The City agrees to connect the property to the City's sewer system; the City will allow the owners to drain the waste stabilization pond into the City's sewer system; the City will accept sludge from the waste stabilization pond for processing and will obtain the necessary permits; the owners agree to allow the City to utilize the waste stabilization pond for the placement of fill; and the City will waive the requirements of the Mandatory Rental Inspection Program for three years.

Mayor Cole invited comments or questions from the public.

Lance Jack, 1026 North Bridge Street, noted that it was said that the rental housing inspections would be waived for three years and asked if the property owners would still be charged for the inspections during those three years. He also noted that when the City annexed The Crossings, one of the reasons was so the City could alleviate some of the burden on the Jackson County Sheriff's Department and fire services. He said he realizes this park is on the very outskirts of town and asked if this would be an undue burden on the Police Department and if it has been discussed with the Department whether this annexation would affect the Department's ability to protect the rest of the City. Mayor Cole said with regard to the location, the mobile home park is currently adjacent to the City limits so there should not be any extended difficulties with police and fire servicing this location. The annexation will provided additional protections to the park. Regarding the inspection fees, City Manager Gill responded that the requirements of the program are being waived so this would also include waiver of the fees.

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Donald Monty, 418 South Giant City Road, asked for clarification if the waiving of the rental inspection program would just be for the normal, routine every-three-year inspections but would not affect a resident's ability to call Building and Neighborhood Services to register a complaint and ask that an inspection be conducted. Mayor Cole responded that was correct.

Barry Spehn, 500 Charles Road #31, said the City doesn't take care of the mobile home parks that are in the City now, adding that he has been asking for assistance for three or four years but has received nothing. He said as far as he is concerned Building and Neighborhood Services should be shut down and the taxpayers money should be saved because they're not doing their job.

Sandy Litecky, 603 West Walnut Street, asked how much it will cost the City to connect the sewer. City Manager Gill said there are figures on that but he does not have them with him at this meeting. He said, however, they were costs that could be absorbed through the City's sewer budget. The owner will pay the cost of materials which the City believes will not exceed \$12,000 and then the City will install the sewer. Ms. Litecky asked what it will cost the City to waive the fees for the rental inspections over the three year period. Mayor Cole noted that the City is not collecting the fee now. Ms. Litecky said she understood that but normally it would be collected as it is for all other rental properties. Mayor Cole said it would be less than \$5,000 over the life of the exemption. Ms. Litecky asked if when The Crossings was annexed, did the City do the same thing for them. Mayor Cole said the rental inspection program was not in effect at that time.

Mayor Cole twice repeated his invitation for public comments or questions. There was no one else who indicated a desire to speak during this public hearing.

There being no further comments or questions at this hear, Mayor Cole declared the public hearing closed at 7:26 p.m.

Janet M. Vaught, City Clerk

Approved by the City Council on:
