

City Council of the City of Carbondale, Illinois
Regular Meeting of November 19, 2013

Following a meeting of the Local Liquor Control Commission, the City Council of the City of Carbondale, Illinois, held a regular meeting on Tuesday, November 19, 2013, in City Council Chambers, 200 South Illinois Avenue. Mayor Joel Fritzler called the meeting to order at 7:31 p.m. with the following members of the Council present/absent:

1. Roll Call

Present: Councilwoman Carolin Harvey, Councilman Donald Monty, Councilwoman Jane Adams, Councilman Lance Jack, Councilman Lee Fronabarger, Councilwoman Jessica Bradshaw, and Mayor Joel Fritzler

Absent: None

Also present were City Clerk Jennifer Sorrell, City Manager Kevin Baity, and various members of the City's administrative staff.

2. General Announcements and Proclamations

Mayor Fritzler announced the closure of City Hall offices for the Thanksgiving holiday and the delay of refuse collection for that day. He also announced the Lights Fantastic Parade will take place on December 7 beginning at 6:00 p.m. Mayor Fritzler then announced that tickets were on sale for the NAACP banquet to be held on November 24 in the Civic Center.

Councilman Jack announced that in addition to the Lights Fantastic Parade, the weekend of December 7 will see other special events held in the downtown, including a chili cook-off sponsored by Carbondale Music Coalition on Sunday, December 8.

Councilman Fronabarger remarked on the upcoming 50th anniversary of the assassination of President John F. Kennedy. City Manager Baity indicated that Governor Quinn requested all flags to be lowered to half-staff on Friday from sunrise to sunset to honor his death.

Councilman Monty noted the 150th anniversary of President Lincoln delivering the Gettysburg Address and encouraged young people to read this important speech.

Councilwoman Harvey announced that Santa in the Park will begin the week of December 2 and that on December 6, the Family and Friends Community Dinner would be held at the Eurma C. Hayes Center.

Mayor Fritzler proclaimed November 2013 to be Adoption Awareness month and encouraged citizens celebrate adoption and further the awareness of changes in issues surrounding adoption.

3. Citizens' Comments and Questions

Rodney Morris, 521 East Knight Street, read a proposal from the Concerned Citizens of Carbondale, to schedule two meetings, two weeks apart, to be held in the evening on December 2 and December 16, between the Concerned Citizens of Carbondale, Brightfields Development, LLC and Beazer East. City Manager Baity responded to Mr. Morris regarding the coordination of the meetings.

Councilwoman Adams asked about Beazer and Brightfields being aware of the charge to develop a program, activity, or benefits for the Northeast neighborhood. City Manager Baity responded noting the review of the video of that Council meeting by Beazer and Brightfields.

Councilman Jack asked about the compilation of questions from the citizens requested at the October 8 Council meeting and reiterated the need to receive questions and concerns in advance. City Manager Baity indicated he had received none.

Councilwoman Adams noted her belief of the intent of Resolution was to have the City take an active role in the coordination of the meetings. Mayor Fritzler indicated several conference calls had occurred in an attempt to schedule such meetings. Councilwoman Adams asked if the City Manager understood the charge given to him and the City Manager provided his recollection of the direction provided and item tabled. Councilwoman Adams questioned the City Manager's understanding in comparison to her own. Councilwoman Adams and Mayor Fritzler disagreed about the nature of the Councilwoman's comments and questions and the role of the City Manager in coordination of the meetings.

Margaret Nesbitt, 216 East James and Thelma Walker Avenue, commented that the citizens are confused and that the Council doesn't seem to agree on what they voted upon. She commented that the citizens understood that the City was taking the lead role as they would be authorizing a Special Use Permit. She asked what questions were wanted when the concerns had been voiced in an earlier meeting. Ms. Nesbitt stated that the EPA indicated that the soil is still contaminated. Mayor Fritzler responded to Ms. Nesbitt's comments and questions and noted that no permit would be issued until the meetings had been held.

Councilwoman Bradshaw asked the City Manager to strongly emphasize the proposed dates to Brightfields and Beazer and asked that citizens let the City Manager know of a public place which would be available on those dates. City Manager Baity responded to Ms. Bradshaw.

Giuseppe Gagliano, 800 West Mill Street, shared his concerns regarding the taking of an oath of office with a hand placed upon the Bible. Mayor Fritzler responded to his concerns and indicated that the use of the Bible was optional. Mr. Gagliano commented on his beliefs indicating that particular act is a desecration of the Bible and the impact such desecration might have.

Charlie Dixon, 1017 North Connor, asked about a comment regarding a conflict with the EPA scheduling a meeting simultaneously with proposed developers. The City Manager responded that the EPA was hesitant to attend a meeting in conjunction with a developer to avoid the appearance of supporting the developer and development.

Nicholas Bosman, 320 B. East College Street, requested that the Council explore the idea of constructing a public skate park, noted the supporters present for the project, and cited the benefits to the community in constructing such a park.

Clark Nelson, 1207 S. Wall Street, added his support to the development of a skate park and the economic benefits it could bring to the community, as well as suggestions for funding.

Julie White, 401 West Monroe Street, commented on the passionate support for the creation of a skate park, the economic benefits, and the supporters' willingness to fundraise for such a project.

Nick Appel, 401 West Monroe Street, indicated that encouragement of skateboarding was beneficial for the youth as an activity as well as for transportation.

D. Gorton, 606 West Elm Street, commented on his discussions with the skate park supporters regarding the time requirement for such a project and funding issues. He noted that the individuals are community-oriented and that skateboarding is an individual sport which can be competitive. Mr.

Gorton suggested that perhaps a committee could be formed to consider the possibilities of the project.

Mayor Fritzler remarked that the Brookport skate park was not demolished by the tornado which came through.

4. Public Hearings and Special Reports

1. Public Hearing on the Proposed 2013 Tax Levy, Truth In Taxation Act Determination, and Public Library Board's Tax Levy Requirements

Minutes for the Public Hearing are transcribed separately.

5. Consent Agenda

Presented for Council approval on the Consent Agenda were the following items and corresponding recommendations:

1. Approval of Minutes from the Public Hearing and Regular City Council Meeting Held on November 5, 2013. Recommendation: Approve.
2. Approval of a Warrant for Period Ending 10/28/13 FY 2014 Warrant # 1197 in the Amount of \$1,118,473.08. Recommendation: Approve in the amount of amount of \$1,118,473.08. (Exhibit A-11-19-2013)
3. Acceptance of Minutes of Boards, Commissions, and Committees. Recommendation: Accept the approved minutes of the Planning Commission from September 18, 2013, the Human Relations Commission from September 9 and October 7, 2013, the Library Board of Trustees from September 11, 2013, and Liquor Advisory Board from August 1, 2013 and place them on file.
4. Pulled by D. Monty.
5. Ordinance Approving and a Resolution Denying Louie Cecil's Request to Rezone Property at 8865 South Giant City Road from AG, General Agriculture, to RR, Rural Residential. Recommendation: Adopt the Ordinance approving the request to rezone 8865 South Giant City Road from AG, General Agriculture, to RR, Rural Residential. (Ordinance 2013-57; Exhibit C-11-19-2013)

L. Fronabarger moved, C. Harvey seconded, to approve Consent Agenda items 5.1, 5.2, 5.3, and 5.5. VOTE: Ayes: C. Harvey, D. Monty, J. Adams, L. Jack, L. Fronabarger, J. Bradshaw, and J. Fritzler. Nays: None. Motion declared carried.

- 5.4 Ordinance Authorizing a Budget Adjustment to Increase the FY 2014 Budget and Award the Purchase of a Pumper Truck and Rescue Vehicle for the Fire Department.

D. Monty moved, L. Jack seconded, the recommended action to reject the bid from V.T. Hackney of Washington, NC for a 2010 demo rescue vehicle in the amount of \$251,919.76 for failure to meet specifications; to adopt an Ordinance authorizing a Budget Adjustment to increase the Fire Department's overall FY 2014 budget in the amount of \$288,647 to provide \$225,000 Assistance to Firefighters Grant funds and \$25,000 in matching funds per the Grant and provide additional funds above the budgeted amount necessary to purchase a new fire pumper truck and a new rescue vehicle; to award the purchase of a new fire pumper truck to Illinois Fire Store, Amboy, Illinois in the amount of \$363,440.42; to award the purchase of a new rescue vehicle to Global Emergency Products, Inc., Aurora, Illinois; to authorize the City

Manager to execute any documents necessary to complete the purchase; and declare Fire Pumper 40151-04, a 1988 FMS, and Step Van 40151-09, a 1984 Ford, as surplus property and authorize the sale of the same to the highest bidder. DISCUSSION: D. Monty elaborated on the reasons for needing to make such an expensive equipment purchase and requested clarification on the bidder for the Toyne pumper truck. Fire Chief Michalesko responded to Mr. Monty. J. Adams requested clarification regarding the indicated grant dollar amount versus the amount actually received from the grant. City Manager Baity provided clarification regarding a matching grant fund requirement. L. Fronabarger asked how the value of the 1988 FMS was calculated and about the advertisement for such vehicle. City Manager Baity and Fire Chief Michalesko responded. L. Jack asked about the length of the FMC vehicle and noted its value due to good maintenance. J. Adams asked about the value of the rescue vehicle and Fire Chief Michalesko responded. J. Bradshaw asked from where the additional funds in excess of the grant funds would be obtained. City Manager Baity responded. VOTE: Ayes: C. Harvey, D. Monty, J. Adams, L. Jack, L. Fronabarger, J. Bradshaw, and J. Fritzler. Nays: None. Motion declared carried. (Ordinance 2013-56; Exhibit B-11-19-2013)

6. General Business

1. Review of the 2013 Proposed Tax Levy, Truth in Taxation Act Determination, and the Public Library Board's Tax Levy Requirements

Council discussion regarding the proposed tax levy increase included the following items: Providing funds through a sales tax increase versus property tax increase and who is impacted by each type of increase, the effect of large tax entities in filing for property tax reductions, the decline of sales tax revenue, providing for the needed funds through budget reduction, the effects of the decline in student population, the timing of the tax levy relative to the budget process, the repercussions of the mandated required contributions to the police and fire pension funds, enlisting City employees to identify possible budget-savings mechanisms, and what services the citizens would forego to avoid property tax increases.

Giuseppe Gagliano, 800 West Mill Street, suggested that the City might raise needed funds through the sale of dilapidated and vacant properties.

Diana Brawley Sussman, Director of the Carbondale Public Library, noted that public input on the Library's budget process was invited and briefly outlined their budget calendar. She then indicated that their proposed budget was very lean, but that they were successful in supplementing that budget with grant funds. L. Fronabarger asked Ms. Sussman to approximate the grant funds received.

D. Monty moved, C. Harvey seconded, to direct staff to submit a Tax Levy Ordinance for the December 17, 2013 City Council meeting containing the recommended Tax Levy and Tax Levy Abatements that will result in a net 2013 Tax Levy in the amount of \$1,914,040 for General Government and Library purposes. VOTE: Ayes: C. Harvey, D. Monty, L. Jack, L. Fronabarger, J. Bradshaw. Nays: J. Adams and J. Fritzler. Motion declared carried.

2. Discussion of the Creation of a Downtown Master Plan Within the Illinois-University Corridor Tax Increment Financing District #2

City Manager Baity presented the item to generate discussion and direction to City staff on how to proceed with the creation of a downtown master plan. There was a general consensus to proceed with the development of such a plan. Council direction and suggestions included

the need for broad, energetic public participation from the onset of the process and throughout, issuance of an RFP to seek out well-qualified and accomplished agencies in the creation of the plan, inclusion of input from the business community, utilization of local staff and proffered assistance from the university, usage of TIF funds in the development plan, inclusion of housing consideration for young professionals and retirees in the planning, the possibility of developing a steering committee or advisory committee which had been discussed in the creation of the Comprehensive Plan, the effects of bringing in outside consultants on the participation level from the public, and the need to redefine and re-envision the downtown.

Meghan Cole, Director of Carbondale Main Street, indicated that she was aware of many consultants who use the Main Street model in master planning, recommended bringing in a neutral facilitator to gather public opinions on what should be included in the RPPs, and using that facilitator to build enthusiasm and encourage long-running participation. Ms. Cole recommended that the plan be a living document that has easily achieved and implemented goals.

City Manager Baity indicated that SIU will be overseeing a Quality of Life survey which could be expanded to include questions regarding the downtown. The Manager then reviewed items addressed to the Council in a memo and discussed utilizing various resources from the university. City Manager Baity discussed some of the criteria he felt the consultant needed to meet and recapped the direction he received from Council for this item. J. Bradshaw asked about the time needed to create an advisory board. D. Monty commented about utilizing the forum and noted that specialized requests included in the RFP could lead to requiring the consultant to subcontract. L. Fronabarger asked Meghan Cole about the functions of the Design Center located in Carbondale Main Street's offices.

7. Council Comments

Councilman Jack, in reference to Council item 5.4, asked that staff provide the Council with the current ISO classification for Jackson County/Carbondale and Williamson County/Marion and its effect on property insurance rates.

Councilman Fronabarger remarked on the success of the first Council retreat and indicated he hoped there would be another soon to locating additional sources of income and long-term strategic planning.

Councilmembers collectively discussed their desire to hold further retreats, when they might be held, what content they wanted to see included, and using an outside facilitator.

8. Closed Meeting

1. Closed Meeting to the sale, purchase, or lease of real property and the setting of a price for the sale or lease of property. Discussion of these matters in a closed meeting is permitted under the provisions of the Illinois Open Meetings Act 5 ILCS 120/2 (c) (5) and (c) (6).

L. Jack moved, L. Fronabarger seconded, that the City Council hold a Closed Meeting to discuss the sale, purchase, or lease of real property, and the setting of a price for sale or lease of property pursuant to 5 ILCS 120/2(c) (5) and (c)(6). VOTE: Ayes: C. Harvey, D. Monty, J. Adams, L. Jack, L. Fronabarger, J. Bradshaw, and J. Fritzler. Nays: None. Motion declared

carried. Open session recessed at 10:52 p.m.

C. Harvey moved, L. Jack seconded, to return to open session. VOTE: Ayes: C. Harvey, D. Monty, J. Adams, L. Jack, L. Fronabarger, J. Bradshaw, and J. Fritzler. Nays: None. Motion declared carried Open session resumed at 11:31 p.m.

9. Adjournment

There being no further business to come before the Council, the meeting was declared adjourned at 11:32 p.m.

Jennifer R. Sorrell, City Clerk

Approved by the City Council on:
