

City Council of the City of Carbondale, Illinois
Regular Meeting of August 26, 2014

Immediately following a meeting of the Local Liquor Control Commission, the City Council of the City of Carbondale, Illinois, held a regular meeting on Tuesday, August 26, 2014, in City Council Chambers, 200 South Illinois Avenue. Acting Mayor Donald Monty called the meeting to order at 7:17 p.m. with the following members of the Council present/absent:

1. Roll Call

Present: Councilman Lee Fronabarger, Councilwoman Corene McDaniel, Councilwoman Jessica Bradshaw, Councilwoman Carolin Harvey, Councilman Lance Jack, Councilwoman Jane Adams, and Acting Mayor Donald Monty

Absent: None

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

2. General Announcements and Proclamations

Councilman Jack announced that the Carbondale Rocks Revival Music Festival will occur from September 4 through September 6 in various locations throughout the City and encouraged citizens to mark their calendars.

Councilman Fronabarger announced that Thursday is the home opener game at SIU and is designated as Carbondale-Murphysboro night where residents of those two cities can purchase advance tickets for \$6.18. He noted that if the weather permits, a fireworks display will follow the game.

Councilwoman Harvey announced that the Downtown Advisory Committee will hold a meeting on September 3.

City Manager Baity announced that City Hall offices will be closed on Monday in observance of Labor Day and that refuse routes will be delayed by one day.

Acting Mayor Monty proclaimed August 27 – 31 as Bethel AME Church Anniversary Days in celebration of the church's 150th anniversary.

3. Citizens' Comments and Questions

Elius Reed, Carbondale, read from the Carbondale Non-bargaining Unit Personnel Board rules regarding the grievance procedure. He then asked if employment with the City was at-will. Acting Mayor Monty responded to Mr. Reed's queries.

4. Public Hearings and Special Reports

Jack Langowski, Chair of the Downtown Advisory Committee, delivered the first of what will be monthly updates on the activities of the committee. Councilmembers responded with questions and comments to his report.

5. Consent Agenda

1. Approval of Minutes for the Regular City Council Meeting Held on August 5, 2014.
Recommendation: Approve.

2. Approval of Warrant for Period Ending 07/21/2014 FY 2015 Warrant # 1220 in the Amount of \$1,365,514.56. Recommendation: Approve Warrant #1220. (Exhibit A-08-26-2014)
3. Approval of Warrant for Period Ending 08/04/2014 FY 2015 Warrant # 1221 in the Amount of \$990,381.57. Recommendation: Approve Warrant #1221. (Exhibit B-08-26-2014)
4. Acceptance of Minutes of Boards, Commissions, and Committees. Recommendation: Accept and place on file the approved meeting minutes from the Foreign Fire Insurance Board of June 12, 2014, Human Relations Commission of July 7 and July 31, 2014, Library Board of Trustees of June 11 and July 9, 2014, Liquor Advisory Board of June 26, 2014, and Sustainability Commission of May 15 and June 19, 2014.
6. Appointments and Reappointment to Boards, Commissions, and Committees. Recommendation: Concur with the Acting Mayor's recommended appointments of Jeremy Clow and Trent F. Stevens to the Downtown Master Plan Advisory Committee and the Reappointment of Jeffrey Doherty to the Personnel Board for a term expiring on April 30, 2015.

C. Harvey moved, J. Adams seconded, to approve Consent Agenda Items 5.1, 5.2, 5.3, 5.4, 5.5 and 5.6. VOTE: Ayes: L. Fronabarger, C. McDaniel, J. Bradshaw, C. Harvey, L. Jack, J. Adams, and D. Monty. Nays: None. Motion declared carried. .

6. General Business

1. Ordinance Approving a Franchise Agreement with Egyptian Electric Cooperative Association

C. Harvey moved, L. Jack seconded, to approve an Ordinance establishing the Franchise Agreement with Egyptian Electric Cooperative Association. DISCUSSION: City Manager Baity noted changes from an earlier version of the agreement. VOTE: Ayes: L. Fronabarger, C. McDaniel, J. Bradshaw, C. Harvey, L. Jack, J. Adams, and D. Monty. Nays: None. Motion declared carried.

2. Discussion and Recommendation to Provide a Letter of Support for an Illinois Housing Development Authority Application for Downtown Lofts at 218 West Walnut Street

Pat Connolly of Endswell Development delivered a presentation to the City Council, described the company's experience and involvement in the region.

Council questioned Mr. Connolly about the management of the building in the event the minimum commitment cannot be met, how long the developer has been involved in the region, the deadline for providing the letter of support, the number of units available to various demographics, the income limits for the units, parking availability for the tenants, whether the opportunity for this funding would be available at another time, about certain findings of their market study, the anticipated time line for the project should the approval letter be issued, and what renovations would be required.

Council also provided comments noting concern about the location, particularly noting that the downtown area encourages commercial use on the first floor, a desire to have more time to arrive at a decision, an interest in seeing more of their local projects, apprehension over the availability of parking for tenants and for those attending events at the Civic Center, a desire to see firmer numbers for renters who would qualify, and the viability of filling the development with the targeted income range.

Individuals speaking in favor of the project included Meghan Cole of Carbondale Main Street, Elaine Ramseyer of the Longbranch Bakery and Café, Rebecca Blevins of Murphysboro, Brian Swoboda of Carbondale, Linda Holt of Holts Tire, and Trent Stevens of Carbondale.

Questions from Mr. Swoboda, Mr. Reed, and Mr. Stevens were answered by Mr. Connolly and Acting Mayor Monty.

MOTION: J. Bradshaw moved, C. McDaniel seconded, to submit a letter of support for the proposed development. VOTE: Ayes: C. McDaniel, J. Bradshaw, C. Harvey, L. Jack, and D. Monty. Nays: L. Fronabarger. J. Adams abstained and noted her reason for abstention following the vote. Motion declared carried.

A short recess was observed from 9:20 until 9:30 p.m.

3. Resolution Establishing Fair Days for Carbondale Main Street's Progressive Pop-Up Tour on September 4, 2014

J. Adams moved, C. Harvey seconded, to approve a Resolution granting Fair Days for Carbondale Main Street's Progressive Pop-Up Patio Tour from 6:00 p.m. to 10:00 p.m. on Thursday, September 4, 2014. VOTE: Ayes: L. Fronabarger, C. McDaniel, J. Bradshaw, C. Harvey, J. Adams, and D. Monty. Nays: None. L. Jack Abstained. Motion declared carried. (Resolution 2014-R-35; Exhibit D-08-26-2014)

4. Review of Recommendation from the Liquor Advisory Board for Changes to the Carbondale Revised Code as it Relates to Class A Liquor Licenses (Restaurants)

Acting Mayor Monty noted practical considerations needed when contemplating this topic. Councilwoman Bradshaw indicated her inclination to remove the minimum percentage requirement, as did Councilwoman Adams who also suggested adopting the Evanston definition of restaurant and changing the contemporaneous sale of food and alcohol requirement. Councilman Fronabarger indicated an interest in lowering the requirement to 40% and requiring quarterly submission of documentation. Councilwoman McDaniel inquired about what notification had been provided to licensed restaurateurs.

Council directed staff to review State regulations in order to determine if sales of food must occur with sales of alcohol, to notify restaurants regarding the continuing discussion of this topic in order to obtain their input, asking restaurants if they currently track their food and alcohol sales separately, and to find out from other municipalities what documentation is used to show compliance with minimum food and nonalcoholic beverage requirements.

This matter will be brought back at a future meeting for additional discussion.

7. Council Comments

Councilwoman Bradshaw read excerpts from her prepared statement regarding the proposed Brightfields development. Noting the receipt of an email from Reverend Sonja Ingebritsen of the Racial Justice Coalition, Ms. Bradshaw indicated she would like to see the next meeting be City-facilitated and offered her experience in that capacity, requesting an additional person as a co-facilitator. She then outlined some of her ideas for the meeting and the greater community concerns overall and indicated that she would provide copies of her comments to the Council through an email to the City Clerk.

Acting Mayor Monty commented on the removal of a stop sign on Mill Street performed without Council

consent. He asked the City Manager to provide an explanation for the removal of the stop sign which City Manager Baity did. Councilmembers Bradshaw, Adams, McDaniel, and Fronabarger each provided their own comments relating to a need for greater publicity, additional signage, coverage by news outlets regarding the sign removal, and informing Council of changes of this nature or when new businesses come to town. Councilwoman Adams asked for clarification regarding the City Manager’s comment about “political sign” placement.

8. Closed Meeting to Discuss the Appointment, Employment, Performance, or Dismissal of Specific Employees of the Public Body and Collective Negotiating Matters Between the Public Body and Its Employees or Their Representatives

J. Bradshaw moved, C. Harvey seconded, to hold a Closed Meeting to discuss the Personnel and Collective Negotiation Matters as permitted under 5ILCS 120/2(c)(1) and (c)(2) of the Illinois Open Meetings Act. VOTE: Ayes: L. Fronabarger, C. McDaniel, J. Bradshaw, C. Harvey, L. Jack, J. Adams and D. Monty. Nays: None. Motion declared carried. Open session recessed at 10:35 p.m.

L. Jack moved, C. McDaniel seconded, to return to open session. VOTE: Ayes: L. Fronabarger, C. McDaniel, J. Bradshaw, C. Harvey, L. Jack, J. Adams and D. Monty. Nays: None. Motion declared carried. Open session resumed at 12:27 a.m.

9. Adjournment

There being no further business to come before the Council, the meeting was declared adjourned at 12:28 a.m.

Jennifer R. Sorrell, City Clerk

Approved by the City Council on:
