

**City Council of the City of Carbondale, Illinois
Regular Meeting of December 2, 2014**

The City Council of the City of Carbondale, Illinois, held a regular meeting on Tuesday, December 2, 2014, in City Council Chambers, 200 South Illinois Avenue. Acting Mayor Donald Monty called the meeting to order at 7:01 p.m. with the following members of the Council present/absent:

1. Roll Call

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

Absent: Councilman Lance Jack

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 Fronabarger announced that the artwork in the Civic Center corridor gallery is being auctioned as part of a fundraising activity by the Carbondale Park District and invited citizens to view and bid on the items. He noted there would be a reception on Thursday, December 18, from 5:00 to 7:00 p.m. to close out the auction.

Councilwoman McDaniel announced weather concerns had caused the cancellation of Santa's appearance at Evergreen Park on December 1. She noted the relocation of Santa in the Park to City Hall for December 2, and announced the remainder of Santa's schedule for the week.

Councilwoman Adams announced the Art over Easy fundraiser benefitting the school of art and design at the Glove Factory on Friday, December 5, and the Lights Fantastic parade on Saturday, December 6, which includes a chili supper prior to the start of the parade.

Acting Mayor Monty announced the final meeting of the Downtown Advisory Committee to take place on Wednesday, December 3, in City Hall/Civic Center. He noted that he had issued a proclamation honoring the 25th anniversary of Com-Pac International and thanked them for maintaining their business in Carbondale. Finally, he announced the receipt of an objection to a candidate's petition for an upcoming City Council election and announced the Electoral Board would hold a hearing on the objection on Monday, December 8, at 3:00 p.m.

Councilwoman Bradshaw announced the annual Alternative Gift Fair to be held on Sunday, December 7, at the Carbondale Civic Center.

Councilman Fronabarger noted that prior to the Downtown Advisory Committee meeting, the downtown design concepts from an architectural class at SIU will be displayed at the Civic Center.

City Manager Baity announced the second required community meeting for Brightfields will be held at the Eurma C. Hayes Center on December 18, 2014 at 7:00 p.m.

3. Citizens' Comments and Questions

Giuseppe Galliano, Carbondale, asked the City Council to consider passing an Ordinance to protect residents, especially in public housing, from second hand smoke. Acting Mayor Monty responded to Mr. Galliano.

4. Public Hearings and Special Reports

Government Finance Officers Association Award Presentation of the Distinguished Budget Award

Finance Director Don Ursini shared comments pertaining to the City's receipt of this award for the 28th year. He remarked on the efforts of all City departments in this achievement and gave special thanks to Accounting Manager Jeff Davis and Network Specialist Donna Butcher, after which Finance Director Don Ursini presented the GFOA Budget Award to Mayor Monty.

5. Consent Agenda

1. Approval of Minutes for the Special City Council Meeting of November 6 and the Minutes of the Public Hearings and Regular City Council Meeting Held of November 18, 2014. Recommendation: Approve.
2. Approval of Warrant for Period Ending 11/10/2014 FY 2015 Warrant # 1228 in the Amount of \$1,604,221.22. Recommendation: Approve Warrant #1228. (Exhibit A-12-02-2014)
3. Acceptance of Minutes of Boards, Commissions, and Committees. Recommendation: Accept and file the approved meeting minutes of the Carbondale Public Library Board of Trustees from September 10, 2014, Preservation Commission of September 15 and October 20, 2014, and Planning Commission of October 15, 2014.
4. Award of Contract for Installation of Variable Frequency Drives at the SEWWTP to Vandevanter Engineering in the amount of \$49,249.00. Recommendation: Award the Contract for SEWWTP VFD Project to Vandevanter Engineering of Fenton, Missouri in the amount of \$49,248.00.

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

6. General Business

1. Ordinance Approving a Text Amendment Relative to the Display Period of Commercial, Freestanding, Temporary Signage

L. Fronabarger moved, J. Adams seconded, to adopt an Ordinance Approving a Text Amendment Relative to the Display Period of Commercial Freestanding Temporary Signage. DISCUSSION: J. Adams requested clarification if freestanding yard signs would be included in this Ordinance. D. Monty shared his observation regarding the recommendation for increasing the number of days to display such signs in comparison with the number of days allowed by other municipalities. He also noted that this will require Staff supervision to ensure that such signage remains in good condition. L. Fronabarger indicated this was a reasonable request. He suggested a meeting between various Carbondale organizations to discuss increasing retail sales in Carbondale, as well as working on passage of the internet sales tax bill. J. Adams indicated that the staff report was very good and she appreciated the comparative figures. J. Bradshaw remarked that Staff is very willing to work with the individual businesses so that they do not have to continually reapply for permits. VOTE: Ayes: C. McDaniel, J. Bradshaw, C. Harvey, J. Adams, L. Fronabarger, and D. Monty. Nays: None. Motion declared carried. (Ordinance 2014-50; Exhibit B-12-02-2014)

2. Resolution Approving a Variance from the Storm Water Detention Requirements for the Site Plan for 900, 910, and 920 East Walnut Street

The City Council divided discussion during this item into two separate sections, the first relating strictly to the Resolution approving the request for a variance from Storm Water Detention Requirements for 900, 910, and 920. Council discussed how an older zoning code interpreted the calculation for increased stormwater runoff, offered suggestions to help mitigate stormwater runoff, including rain gardens, rain barrels, pervious pavement, and inclusion of landscaping plants and trees which better absorb rainwater than does grass, expressed an interest in seeing solid engineering research on matters such as pervious pavement, suggested incentivizing developers to incorporate these suggestions to both beautify properties and address stormwater issues, asked if the variance could be approved with the stipulations raised during the discussion, and expressed concern about the precedent granting this variance would establish.

Giuseppe Galliano, Carbondale, suggested an underground cistern to collect the stormwater runoff.

J. Adams moved, C. McDaniel seconded, to adopt the Resolution approving a variance from the Stormwater Detention Requirements for the Site Plan for 900, 910, and 920 East Walnut Street. VOTE: Ayes: C. McDaniel, J. Bradshaw, C. Harvey, J. Adams, L. Fronabarger, and D. Monty. Nays: None. Motion declared carried. (Resolution 2014-R-48; C-12-02-2014)

Following action on the Resolution, the City Council participated in discussion on the second half of this matter, specifically regarding the broader issue of how to address stormwater retention for the development and redevelopment of sites going forward, how to address this subject for an area which is intended for intense development such as the downtown, and how to address stormwater runoff in such a way that will mitigate flooding in areas downstream from development.

Chris Wallace, Development Services Director, and Sean Henry, Public Works Director, responded to questions and participated in discussion relating to the language in the former zoning code and the previous policy for addressing stormwater runoff, technical requirements in the City's zoning code in comparison with other cities, and how Champaign's stormwater detention fee was applied for redevelopments. Mr. Henry apprised the City Council of potential federal permit requirements which may be coming down the road as the City has become an MS4 community. There was dialogue between Councilwoman Adams and Mr. Henry relating to those EPA permit requirements, which cities may be impacted by such regulations, how the stormwater utility fee might be used in other communities, concern that the costs for such additional requirements might cause developers to locate elsewhere if mechanisms for defraying such costs weren't put in place, the penalties which may be assessed for violation of EPA requirements, and observations of how Carbondale differs from other municipalities. Further discussion included stormwater projects currently in the five year CIP and creating a stormwater detention fund which could credit developers who build the retention on-site.

The City Manager reviewed maps depicting drainage of creeks in and around Carbondale and drainage areas of Downtown Carbondale, following which there was commentary about those areas in Carbondale most prone to flooding.

Specific suggestions raised by City Council members include the following:

- Encourage small scale approaches such as rain barrels, rain gardens, green roofs, and additional plantings.
- Consider a systemic approach that will utilize credits for developers.
- Utilize SIU resources to review this with City Staff to survey the areas of greatest concern,

as well as doing the legwork for performing feasibility studies.

- In the short term, look at how the Code may make it difficult to develop or redevelop in the core areas of the City.
- Ensure public participation in the planning process to create community buy-in for the broader issues of stormwater management.
- Address the short-term matters such as pervious pavement soon.
- Look for any possible grant funds to assist in stormwater management planning.
- Consider incorporating some of these suggestions in the multimodal facility.
- Allow the re-use of gray water.

Acting Mayor Monty summarized the direction provided by the City Council as the following:

- Short-term issues should be reviewed by the Planning Commission and returned to the City Council with recommendations, and
- Staff should return with a plan on how to address broader-scale issues in the community.

7. Council Comments

None.

8. Closed Meeting to Discuss Collective Negotiating Matters Between the Public Body and Its Employees or Their Representative

L. Fronabarger moved, J. Bradshaw seconded, to hold a Closed Meeting to discuss Collective Negotiating Matters Between the Public Body and Its Employees or Their Representatives as permitted under 5ILCS 120/2(c)(2) of the Illinois Open Meetings Act.

VOTE: Ayes: C. McDaniel, J. Bradshaw, C. Harvey, J. Adams, L. Fronabarger, and D. Monty. Nays: None. Motion declared carried.

Open session recessed at 8:57 p.m.

C. Harvey moved, J. Bradshaw seconded, to return to open session. VOTE: Ayes: C. McDaniel, J. Bradshaw, C. Harvey, J. Adams, L. Fronabarger, and D. Monty. Nays: None. Motion declared carried. Nays: None. Motion declared carried.

Open session resumed at 9:47 p.m.

9. Adjournment

There being no further business to come before the Council, the meeting was declared adjourned at 9:50 p.m.

Jennifer R. Sorrell, City Clerk

Approved by the City Council on:
