

**City Council of the City of Carbondale, Illinois**  
**Special Meeting of February 24, 2015**

The City Council of the City of Carbondale, Illinois, held a special meeting on Tuesday, February 24, 2015, in City Council Chambers, 200 South Illinois Avenue. Acting Mayor Donald Monty called the meeting to order at 6:05 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: None

Also present was Deputy City Clerk Alicia Burtley and City Manager Kevin Baity.

**2. General Announcements**

C. Harvey announced the African American Museum event the Southern Illinois Commemorative march and program for the Selma 50: Remember. Recommit. Restore. Selma-to-Montgomery March Voting Rights Act of 1965, on March 2, 2015.

**3. Citizens' Comments and Questions**

None

**4. General Business**

Town Hall Style Discussion pertaining to a proposed Solar Redevelopment Project to be located at 1555 North Marion Street

Carbondale City Council held a Town Hall style discussion on the proposed Solar Energy Generating Facility to be located at the former Koppers Wood-Treatment site located at 1555 N. Marion Street. The focus of the Town Hall style meeting format was to provide a forum to discuss the potential solar redevelopment project. Representatives from Brightfields Development, LLC (Pete Peterson & Mike Singer), Beazer East (Charles McChesney), Arcadis (Jeff Holder & Paul Anderson), and the United States Environmental Protection Agency (Carolyn Bury, Rafael Gonzalez & Tom Williams) were present to participate in a question and answer session. John Washburn served as the facilitator for the Town Hall style discussion. No formal action was taken, however Brightfields Development requested the Special Use Permit be placed on a March City Council agenda at which time the City Council will decide whether to approve or deny the request.

Those speaking in opposition to the approval of the Special Use Permit:

Rev. Sonya Ingebritsen, facilitator for Carbondale Racial Justice Coalition, presented seven speakers which included Margaret Nesbitt (216 E. Thelma Walker Ave), Brian Klubek (SIUC Professor), Ella Lacey (847 W. Lake Road), Sarah Lewison (SIUC Professor), Brad Wiesel (810 N. Springer St.), Marilyn Tipton (310 E. Birch St.), and Rodney Morris (521 E. Knight St.) to discuss the following points:

- Approval of solar panels, but disapproval of contaminated soil being disturbed
- Citizens opportunity to express their views to City representatives
- Insufficiency of the soil sample procedure utilized at the Koppers Wood-Treatment site
- Additional soil sampling adjacent to the Koppers Wood-Treatment site
- Discrepancies expressed during previous meetings

- The Planning Commission's recommendations
- Clarification of benefits for this project
- Alternative bids
- Sustainability principals
- The importance of proactivity
- Consideration of the residents on the Northeast side
- Togetherness to plan the best interest of the neighborhood
- The operation of the City Council as protectors of the residents and to promote jobs for the City
- Communication prior to the discussion of approval of the Special Use Permit
- Explanations as to why this project would not be beneficial for the City
- City to be an advocate for the citizens

M. Stalls, 407 N. Robert A. Stalls Ave, stated the City has a special responsibility and people who serve require a serious effort to understand the past and operationally cognizant of the present. Such opportunities are usually multifaceted and require one to step out of the status quo. She asked Council to truly take a step to restore the progressive name of Carbondale, the "Blue Ribbon City."

Anna Durrett, W. Main St., stated March is too soon to make a decision on this subject. Sometimes companies make things shine and do not deliver.

Pepper Holder, 410 James & Thelma Walker, stated the State says this area has a higher cancer rate than most parts in the State of Illinois. An attempt was made to offer medical treatment to those exposed to hazardous chemicals, however, no organizational plans were put into action to assist individuals to Chicago to receive the treatment offered.

Adam Loos, 512 West Pecan, asked a question pertaining to the prevention of future cleanup on the site and the possible release of pollution into the streets and into the air due to the installation of the solar panels.

Nick Smaligo, Forest Ave, stated he wished facts and emotions could be easily separated. Emotions come out of a history that is continuously forgotten and covered over. A decentralized plan must be implemented.

Tom Grant, 5370 Springer Ridge Rd, commented that he had concerns of development on the site because of the remediation. A memoriam can be put there for people who suffered from the Koppers Wood-Treatment site.

Sabrina Oldenburg, expressed concern of the flow of the creeks into the Crab Orchard Lake. She stated many would like to see renewable energy brought in on roofs and parking lots. She asked the Council to be creative and plan these projects as a community.

#### Those speaking in approval of the Special Use Permit

Aur Beck, solar installer, stated this is one step in a long process. As a technical point of view, this is standard equipment, and it is engineered not to penetrate the surface.

Carolyn Bury, U.S. Environmental Protection Agency representative explained there was not an issue of contamination in the neighborhood. The results of the 23 parcels sampled in the neighborhood were below screening level. Furthermore, in response to requests from the public, the City hired an independent consultant who sampled the neighborhood and concluded the same results. All sample results are available online. The Environmental Protective Agency requires Beazer to continue to monitor the site regardless of how it is used. Beazer will collect more data using three wells along the southern property

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line to further investigate the ground water every two years. She further stated, the proposal for deep soil testing will be submitted to the Agency for review.

Jeff Holder of Arcadis, stated the samples taken were shallow specimens (approximately 6 inches). He explained the surface was tested due to the resilience of the chemical setting on the surface.

Rafael Gonzalez of U.S. Environmental Protective Agency, stated new testing is costly, and the locations tested in 2012 were close to the south side of the site. He expressed the Environmental Protective Agency has been transparent on the data.

Pete Pedersen of Brightfields, stated they received information about this area from the Environmental Protective Agency and are really fixated on the Koppers Wood-Treatment site. They do not believe there are viable alternatives as they prefer repurposing industrial sites versus using green space.

Council Comments

Mayor Monty reflected from a historical perspective the events that transpired after the closing of the Koppers Wood-Treatment site. Furthermore, he brought clarification on issues mentioned in the discussion regarding the Crab Orchard Creek, property taxes and community programs. Also, he expressed if the City approves the Special Use Permit, conditions and/or restrictions could be inputted to better serve the needs of the area.

J. Bradshaw asked questions regarding proximity to the neighborhood and possible other locations Brightfields would consider for this project. She suggested several ideas to remember the past, while moving towards the future. Also, she stated certain things need to be written up into the Special Use Permit, with a clear understanding of an amount or percentage of funds that would cover road maintenance.

C. Harvey inquired about the maximum pilot amount and the guaranteed amount acquired from the solar panel project, as well as the influence of federal energy credits to move forward.

C. McDaniel stated the people in the community are not comfortable with the soil test methods. She relayed the citizens do not trust the results that were done some time ago, and suggested additional testing be done at the residents' property locations that are closest to the Koppers Wood-Treatment site.

L. Fronabarger inquired about the Environmental Protective Agency and the City's independent contractor testing, as well as, the chart showing the locations of all the areas tested at such time.

L. Jack stated after all the meetings he had attended regarding the Special Use Permit, the most direct answer from Marilyn Tipton stating, "She was 100% against the project", was the first direct answer he had heard.

J. Adams stated we have failed to bridge the cultural divide in this process, meeting after meeting. She relayed corporate entities that want to come into our town need to develop relationships with the citizens most affected. Clearly the amount of money received in lieu of taxes is a moving target and as the City negotiates, we must understand it is a business negotiation and approach it in those terms. Also, she stated the issue of taking the project down at some point, for some reason or another, would be abandoned and there is insurance that should be required, if the Council decides to approve this permit.

*A short recess was observed at 9:15 until 9:25p.m.*

**5. Council Comments**

None

**6. Closed Meeting to Discuss the Appointment, Employment, Performance, or Dismissal of Specific Employees of the Public Body**

C. Harvey moved, C. McDaniel seconded, to hold a Closed Meeting to discuss the appointment, employment, performance, or dismissal of specific employees of the public body as permitted under 5ILCS 120/2(c)(1) of the Illinois Open Meetings Act. VOTE: Ayes: C. McDaniel, J. Bradshaw, C. Harvey, L. Jack, J. Adams, L. Fronabarger and D. Monty. Nays: None. Motion declared carried. Open session recessed at 9:20 p.m.

J. Bradshaw moved, L. Fronabarger seconded, to return to open session. VOTE: Ayes: C. McDaniel, J. Bradshaw, C. Harvey, L. Jack, J. Adams, L. Fronabarger and D. Monty. Nays: None. Motion declared carried. Open session resumed at 11:05 p.m.

J. Adams moved, C. Harvey seconded, to approve the closed meeting minutes from August 5, 2014 through January 27, 2015. VOTE: Ayes: C. McDaniel, J. Bradshaw, C. Harvey, L. Jack, J. Adams, L. Fronabarger and D. Monty. Nays: None.

L. Jack moved, C. Harvey seconded, to declare that the need for confidentiality still exists for the entirety of the minutes of closed meetings from March 17 and September 15, 1998; January 6, 2004; December 6, 2005; April 4, August 15 and September 19, 2006; October 16 and December 18, 2007; May 6, 2008; September 1 and October 2009; January 19, September 7, November 9 and November 23, 2010; September 20, October 4, October 18, November 1, November 15, December 8 and December 29, 2011; January 17, March 6, July 31 and December 27, 2012; January 29, February 12, March 5, April 2, April 16, May 21, June 25, August 6, August 27, September 17, October 22, November 5, and November 19, 2013; January 7, January 21, January 28, February 11, February 19, February 25, March 4, April 22, June 10, June 24, August 5, August 26, September 9, September 23, September 30, October 9, October 28 and December 2, 2014; January 27, 2015. VOTE: Ayes: C. McDaniel, J. Bradshaw, C. Harvey, L. Jack, J. Adams, L. Fronabarger and D. Monty. Nays: None.

C. Harvey moved, L. Fronabarger seconded, to authorize the destruction of audio recordings of all closed meetings conducted more than 18 months ago for which minutes have been approved, in accordance with the Open Meetings Act. VOTE: Ayes: C. McDaniel, J. Bradshaw, C. Harvey, L. Jack, J. Adams, L. Fronabarger and D. Monty. Nays: None. Motion declared carried.

**7. Adjournment**

There being no further business to come before the Council, the meeting was declared adjourned at 11:07 p.m.

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**Alicia Burtley, Deputy City Clerk**

**Approved by the City Council on:**

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