

Request for City Council Action

Date: June 30, 2015

Agenda Section: Consent Agenda No. 5	Originating Department: City Clerk's Office
Item: Approval of Public Hearing Minutes and Regular City Council Meeting Minutes from June 9, 2015 No. 5.1	Approved:

Attached are the minutes from the Public Hearings and Regular City Council Meeting held on June 9, 2015.

Recommended Action:

City Council approval of the minutes is requested.

Engineering Approval Obtained	Finance Approval Obtained	Legal Approval Obtained	Approval Obtained	Manager's Approval Obtained
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Council Action: Motion by _____ 2nd by _____ to _____

City Council of the City of Carbondale, Illinois
Public Hearing on Proposed Annexation Agreement Between the City of Carbondale and
the Owners of the Country Village Subdivision
June 9, 2015

The City Council of the City of Carbondale, Illinois, held a public hearing on Tuesday, June 9, 2015, in City Council Chambers, 200 S. Illinois Avenue, for the purpose of soliciting comments on the proposed annexation agreement between the City of Carbondale and the owners of the Country Village Subdivision. Mayor Henry called the public hearing to order at 9:00 p.m. with the following-named members of the City Council present/absent:

Present: Councilwoman Carolin Harvey, Councilman Lee Fronabarger, Councilman Tom Grant, Councilman Adam Loos, Councilman Navreet Kang, Councilwoman Jessica Bradshaw, and Mayor John M. Henry

Absent: None

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

The owners of the Country Village Subdivision located on Old Route 13 have requested to connect to the City's sanitary sewer system. While the subdivision is outside of City limits, it is within the 1 ½ mile zoning jurisdiction. Resolution 95-R-62 stipulates that no connection to City utilities shall be approved outside of the City limits without an annexation agreement, which agreement provides that once the property has become contiguous with the City limits, it shall be annexed.

Mayor Henry invited comments or questions from the public. No one indicated a desire to speak on this matter.

There being no comments or questions at this hearing, Mayor Henry declared the public hearing closed at 9:01 p.m.

Jennifer Sorrell, City Clerk

Approved by the City Council on:

City Council of the City of Carbondale, Illinois
Public Hearing on Proposed Vacation of a North/South Alley Located South of
308 South Illinois Avenue
June 9, 2015

The City Council of the City of Carbondale, Illinois, held a public hearing on Tuesday, June 9, 2015, in City Council Chambers, 200 S. Illinois Avenue, for the purpose of soliciting comments on the proposed vacation of a north/south alley located south of 308 South Illinois Avenue. Mayor Henry called the public hearing to order at 9:02 p.m. with the following-named members of the City Council present/absent:

Present: Councilwoman Carolin Harvey, Councilman Lee Fronabarger, Councilman Tom Grant, Councilman Adam Loos, Councilman Navreet Kang, Councilwoman Jessica Bradshaw, and Mayor John M. Henry

Absent: None

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

The notice of the public hearing was published in the *Southern Illinoisan* on May 24, 2015. City Manager Kevin Baity presented the background of the item. The alley was closed in 1995 when the City constructed a public parking lot. The proposal to vacate the alley serves to allow the sale of the City-owned property to Sai Krishna, LLC, which sale will be considered later on the Council Agenda.

Mayor Henry invited comments or questions from the public. Curtis Conley, 53 Mudd Road, Carbondale, commented on the need for a hotel in the downtown and expressed his support. He asked about what areas of the alley would be vacated and what City parcels will be sold.

There being no further comments or questions at this hearing, Mayor Henry declared the public hearing closed at 9:06 p.m.

Jennifer R. Sorrell, City Clerk

Approved by the City Council on:

City Council of the City of Carbondale, Illinois
Public Hearing on Proposed Sale of Real Estate
On 200 Block of West Elm Street
June 9, 2015

The City Council of the City of Carbondale, Illinois, held a public hearing on Tuesday, June 9, 2015, in City Council Chambers, 200 S. Illinois Avenue, for the purpose of soliciting comments on the proposed sale of real estate in the 200 Block of West Elm Street for economic development purposes. Mayor Henry called the public hearing to order at 9:06 p.m. with the following-named members of the City Council present/absent:

Present: Councilwoman Carolin Harvey, Councilman Lee Fronabarger, Councilman Tom Grant, Councilman Adam Loos, Councilman Navreet Kang, Councilwoman Jessica Bradshaw, and Mayor John M. Henry

Absent: None

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

The notice of the public hearing was published in the *Southern Illinoisan* on May 29, 2015. City Manager Kevin Baity presented the background of the item. The City has negotiated a contract for the sale of real estate with Sai Krishna, LLC for the sale of real estate on the 200 block of West Elm Street. Sai Krishna, LLC, proposes to construct an 85 room Hilton Home2 Suites Hotel.

Mayor Henry invited comments or questions from the public.

There being no comments or questions at this hearing, Mayor Henry declared the public hearing closed at 9:07 p.m.

Jennifer R. Sorrell, City Clerk

Approved by the City Council on:

City Council of the City of Carbondale, Illinois
Regular Meeting of June 9, 2015

Following a meeting of the Local Liquor Control Commission, the City Council of the City of Carbondale, Illinois, held a regular meeting on Tuesday, June 9, 2015, in City Council Chambers, 200 South Illinois Avenue. Mayor Henry called the meeting to order at 8:55 p.m. with the following members of the Council present/absent:

1. Roll Call

Present: Councilwoman Carolin Harvey, Councilman Lee Fronabarger, Councilman Tom Grant, Councilman Adam Loos, Councilman Navreet Kang, Councilwoman Jessica Bradshaw, and Mayor John M. Henry

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

Councilman Fronabarger announced a Brown Bag concert on Wednesday at the pavilion, as well as another Friday night fair to be held at the pavilion on June 12.

Councilwoman Bradshaw announced the Dawg Daze of Summer fundraiser at Alto Vineyards which will benefit local animal rescues. She subsequently announced that the Sparrow Coalition will host a public forum on poverty at the Carbondale Public Library on Tuesday, June 23, at 6:00 p.m.

3. Citizens' Comments and Questions

None.

4. Public Hearings and Special Reports

1. Public Hearing on a Proposed Annexation Agreement Between the City of Carbondale and the Owners of the Country Village Subdivision

The minutes of this public hearing are transcribed separately.

2. Public Hearing on the Proposed Vacation of a North/South Alley Located South of 308 South Illinois Avenue

The minutes of this public hearing are transcribed separately.

3. Public Hearing on the Proposed Sale of City-owned Property on the 200 block of West Elm Street

The minutes of this public hearing are transcribed separately.

5. Consent Agenda

1. Approval of Minutes from the Regular City Council Meeting of May 19, 2015. Recommendation: Approve.
2. Warrant for the Period Ending 05/11/2015 FY 2015 Warrant # 1242 in the amount of \$398,417.68. Recommendation: Approve Warrant #1242. (Exhibit A-06-09-2015)
3. Warrant for the Period Ending 05/11/2015 FY 2016 Warrant # 1243 in the amount of

City Council of the City of Carbondale, Illinois – June 9, 2015

- \$1,236,934.72. Recommendation: Approve Warrant # 1243. (Exhibit B-06-09-2015)
4. Warrant for the Period Ending 04/30/2015 FY 2015 Warrant #WF04/2015 in the amount of \$234,122.03. Recommendation: Approve Warrant #WF04/2015. (Exhibit C-06-09-2015)
 5. Acceptance of Minutes of Boards, Commissions, and Committees. Recommendation: Accept and place on file the minutes of the Carbondale Public Library Board of Trustees from March 11, 2015, the Liquor Advisory Board meeting of April 2, 2015, and the Police Pension Board meeting minutes of April 28, 2015.
 6. Ordinance Adopting the Prevailing Rate of Wages of Laborers, Mechanics, and other Workers Employed in Public Works as Certified by the Illinois Department of Labor for Public Works Projects. Recommendation: Adopt the Prevailing Wage Ordinances for Jackson and Williamson Counties. (Ordinance 2015-23; Exhibit D-06-09-2015)
 7. Resolution Authorizing the City Manager to Petition the Illinois Department of Transportation for Construction of the Mill Street Water Main Replacement (WS0201). Recommendation: Approve Resolution authorizing the City Manager to Petition IDOT for construction of the Mill Street Water Main Replacement Project. (Resolution 2015-R-23; Exhibit E-06-09-2015)
 8. Resolution Approving the Final BPL Development Plan for Fujiyama Japanese Steakhouse located at 225 North Giant City Road. Recommendation: Adopt the Resolution approving the Final BPL for Fujiyama Japanese Steakhouse located at 225 North Giant City Road. (Resolution 2015-R-24; Exhibit F-06-09-2015)
 9. Pulled by L. Fronabarger
 10. Ordinance Vacating a North/South Alley Located South of 308 South Illinois Avenue. Recommendation: Adopt an Ordinance Vacating or Adopt a Resolution Denying the request to vacate the north/south alley located south of 308 South Illinois Avenue. (Ordinance 2015-25; Exhibit H-06-09-2015)
 11. Ordinance Amending the FY2016 Five-Year CIP to Include the unfinished NWWWTP Final Clarifier Renovation Project (WW1004) and to add \$1,473,500 in Unexpended Funds from Various FY2015 Construction Projects to the FY 2016 Budget. Recommendation: Approve an Ordinance to Amend the FY2016 Five-Year CIP to Include Funds for Additional Projects and Authorize a Budget Adjustment to Increase the Overall Fiscal Year 2016 Budget for the Water and Sewerage Fund by \$1,473,500. (Ordinance 2015-26; I-06-09-2015)
 12. Award of Contract for MFT Microsurfacing for FY2016 to Microsurfacing Contractors, LLC of Bridgeton, Missouri in the amount of \$146,670.15. Recommendation: Conditionally Award the Contract for MFT Microsurfacing to Microsurfacing Contractors, LLC, for Section 16-00000-01-GM, pending IDOT's concurrence.
 13. Award of Purchase of MFT Maintenance Materials for FY 2016 to Marathon Petroleum of Benton, IL, \$13,497.55; Beelman Logistics of East St. Louis, IL, \$37,876.00; and Illini Asphalt of Benton, IL, \$44,999.85. Recommendation: Conditionally award the purchase of MFT Maintenance Materials pending IDOT's concurrence and award the purchase of Non-MFT Maintenance Materials be awarded to Beelman Logistics, LLC.
 14. Resolution Authorizing the City Manager to Submit an Application for a Department of Justice, Justice Assistance Grant (JAG) for the Police Department. Recommendation: Approve a Resolution Authorizing the City Manager to apply for a JAG Grant in the amount of \$19,501 and enter into a Memorandum of Understanding with Jackson County to serve as the applicant/fiscal agent for the joint funds. Further, to authorize the City Manager or his designee to execute such assurances, certifications, and other documents as may be needed to apply for and accept the grant. (Resolution 2015-R-25; J-06-09-2015)
 15. Approve the Purchase of Replacement Motors and Pump Parts from Sulzer Pumps, Inc., for Cedar Lake Pump Station, in the amount of \$242,800. Recommendation: Approve the purchase of repair parts from Sulzer Pumps, Inc. in the amount \$240,000, plus freight charges which are estimated to be \$2,800.

L. Fronabarger moved, N. Kang seconded, to approve Consent Agenda Items 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, 5.10, 5.11, 5.12, 5.13, 5.14, and 5.15. VOTE: Ayes: C. Harvey, L. Fronabarger, T. Grant, A.

Loos, N. Kang, J. Bradshaw, and J. Henry. Nays: None. Motion declared carried.

5.9 Ordinance Approving an Annexation Agreement between the City of Carbondale and the Owners of the Country Village Subdivision

L. Fronabarger moved, C. Harvey seconded, to approve the Ordinance approving the annexation agreement with Country Village Subdivision. DISCUSSION: The Council asked how close the property was to being contiguous, on how many sides it must be contiguous prior to annexation, the distance from the current sanitary sewer system, when the sewer will be connected and who will bear the cost, as well as requested input from Fire and Police prior to annexation occurring as to what impact such annexation would have. VOTE: Ayes: C. Harvey, L. Fronabarger, T. Grant, A. Loos, N. Kang, J. Bradshaw, and J. Henry. Nays: None. Motion declared carried. (Ordinance 2015-24; Exhibit G-06-09-2015)

6. General Business

1. Ordinance Authorizing the City Manager to Execute a Contract for the Sale of Land to Sai Krishna, LLC, for Property on the 200 block of West Elm Street and to Authorize the Mayor to Execute a Quit Claim Deed for Conveyance of Said Land

DISCUSSION: The Council questioned the City Manager about the annexation agreement and questioned the developer about parking requirements and availability, the hotel design and layout, the maintenance of the franchise, future ownership, and the hotel's capacity for employment. Dr. Pradeep Reddy and City Manager Baity responded to Council inquiries. MOTION: T. Grant moved, L. Fronabarger seconded, to approve an Ordinance authorizing the City Manager to execute a contract for the Sale of Land to Sai Krishna, LLC, for property on the 200 block of West Elm Street and to authorize the Mayor to execute a quit claim deed for conveyance of said land. VOTE: Ayes: C. Harvey, L. Fronabarger, T. Grant, A. Loos, N. Kang, J. Bradshaw, and J. Henry. Nays: None. Motion declared carried. (Ordinance 2015-27; Exhibit I-06-09-2015)

7. Council Comments

Councilman Kang made note of upcoming events for WDBX including the third annual Summer Street Fest on July 18 and the WDBX Members' Bash on September 4.

Councilman Fronabarger commented on the need for additional parking in the downtown area. City Manager Baity commented on the construction of a temporary parking lot and the implementation of the Downtown Master Plan.

Councilwoman Bradshaw, Councilman Fronabarger, and Mayor Henry commented on the success of, business generated by, and the attendance of the Live On Main concert event.

Mayor Henry commented on his participation in "Singing with the Stars", an event supporting the McLeod Theater Summer Playhouse, and his attendance of the fundraiser "100 Men Who Cook."

Councilman Grant recommended that the City Manager direct Staff to remove some ambiguity from an Ordinance discussed earlier in the meeting.

8. Adjournment

There being no further business to come before the City Council, the meeting was declared adjourned at 9:43 p.m.

Jennifer R. Sorrell, City Clerk

Approved by the City Council on:
