

Regular City Council Meeting January 11, 2022 (Tuesday, January 11, 2022)

Generated by Jennifer R Sorrell on Wednesday, January 12, 2022

Council Members present

Councilmember Carolin Harvey, Councilmember Adam Loos, Councilmember Ginger Rye Sanders, Councilmember Jeff Doherty, Councilmember Lee Fronabarger, Councilmember Tom Grant, and Mayor John M Henry

Meeting called to order at 6:00 PM

1. Preliminaries to the City Council Meeting

Procedural: 1.1 Roll Call

Procedural: 1.2 Citizens' Comments and Questions

Nancy Maxwell spoke on behalf of the Dentmon Center's need for a new roof, the need for a Cure Violence program in Carbondale, and asked for the same consideration to the Dentmon Center as that given to the Eurma C. Hayes Center. Mayor Henry responded to Ms. Maxwell about the expedited funding for the Eurma C. Hayes Center, ARPA funding, and Cure Violence.

Allan Wilson asked a series of questions relating to COVID testing for City employees in order to avoid termination. Mayor Henry, City Manager Williams, and City Attorney Snyder responded.

Nancy Maxwell inquired about who the City is working with relating to Cure Violence. She noted that she has been working towards a Cure Violence program for three years.

Tiamara entered the following typed comment "Hi I'm a student at SIUC. I was just wondering if the City of Carbondale government is in direct contact with the College as far as in-person learning and virtual learning? Or is that something the school decides on their own?" Mayor Henry responded.

Procedural: 1.3 Council Comments, General Announcements, and Proclamations

Councilmember Fronabarger remarked on the omicron variant, encouraged vaccinations, boosters, and continuing to wear masks, noted the variant's impact on hospitals and downstream effects on people with other health concerns; further, he announced that there will be three public forums for Park District Executive Director candidates held on the Zoom platform, as well as remarked that Carbondale will be celebrating 170 years in August.

2. Public Hearings and Special Reports

Reports: 2.1 Presentations from Moran Economic Development on findings from the Feasibility Study and Housing Impact Study within the proposed amended boundaries of the Tax Increment Financing District #2

Keith Moran of Moran Economic Development reviewed presentations which highlighted the findings of the Feasibility and Housing Impact studies. The Council inquired about the

determinant standards for the adequacy of utilities, clarification about what constitutes obsolete platting, and whether funds could be utilized for demolition.

A housing impact study will be necessary because there are more than 75 units incorporated into the amended area

Justin Zurlinden asked if TIF money could be utilized for high-speed internet; City Manager Williams and Keith Moran indicated that it might be possible.

3. Consent Agenda of the City Council

Action (Consent): 3.1 **Minutes from the Regular and Special City Council Meetings**

Resolution: Approve the minutes from the Regular City Council meeting of December 14, 2021, and the Special City Council meeting of January 6, 2022

Action (Consent): 3.2 **Approval of Warrant for the Period Ending: 12/10/2021 for the FY 2022 Warrant 1422 in the Total Amount of \$1,298,245.67**

Resolution: Accept the following report of payments made for the period ended: 12/10/2021 totaling \$1,298,245.67 (*Exhibit A-01-11-2022*)

Action (Consent): 3.3 **Approval of Warrant for the Period Ending: 12/23/2021 for the FY 2022 Warrant 1423 in the Total Amount of \$1,110,410.60**

Resolution: Accept the following report of payments made for the period ended: 12/23/2021 totaling \$1,110,410.60 (*Exhibit B-01-11-2022*)

Action (Consent): 3.4 **Approval of Wells Fargo Warrant for the Period Ending 11/30/2021 FY 2022 Warrant # WF 11/2021 in the amount of \$137,148.57**

Resolution: Accept the following report of payments made for the period ended: 11/30/2021 totaling \$137,148.57 (*Exhibit C-01-11-2022*)

Action (Consent): 3.5 **Approval of Change Order for Evergreen Park Accessibility Improvements (SP2102) in the Amount of \$153,816.08**

Resolution: Approve Change Order for Evergreen Park Accessibility Improvements (SP2102) in the Amount of \$153,816.08

Action (Consent): 3.6 **Ordinance Authorizing a Budget Adjustment for the Repair of Variable Frequency Drives at the NorthWest Waste Water Treatment Plant**

Resolution: Approve an Ordinance Authorizing a Budget Adjustment for the Repair of Variable Frequency Drives at the NorthWest Waste Water Treatment Plant (*Ordinance 2022-01; Exhibit D-01-11-2022*)

Action (Consent): 3.7 **Approval of Natural Gas Bids and Contract with Affordable Gas and Electric to Supply Natural Gas to City-Owned Facilities**

Resolution: Approval Natural Gas Supply bid and Contract with Affordable Gas and Electric.

Action (Consent): 3.8 **Approval of Consent Agenda Items**

Resolution: Approve all Consent Agenda items not pulled for separate consideration

Council comments and questions included comments about the additional costs for Item 3.5, a question about where the additional funds would be taken, whether the contractor meets the affirmative action employment goals established by the City, and if the Park District would be sharing in the additional costs as they partnered with the City on the grant application.

MOTION: Approve all Consent Agenda items not pulled for separate consideration

Motion by Lee Fronabarger, second by Carolin Harvey.

Final Resolution: Motion Carries

Yea: Carolin Harvey, Adam Loos, Jeff Doherty, Lee Fronabarger, Tom Grant, John M Henry

Abstain: Ginger Rye Sanders

4. General Business of the City Council

Action: 4.1 **Authorize the Announcement of American Rescue Plan Funding**

Council inquired about when and if citizens' input on appropriate usage for the funding would be pursued, inquired about how the consultant will be utilized, scheduling a public hearing for input on ARPA funding, utilizing social media and the website to solicit input, informing the public about the guidelines for allowable uses of ARPA funding, pushing back the presentation on input from Staff to February, and viewing the proposals and fees from the consultants.

MOTION: Authorize the announcement of potential ARPA funding and to schedule a formal public hearing for public input on the process.

Motion by Jeff Doherty, second by Carolin Harvey.

Final Resolution: Motion Carries

Yea: Carolin Harvey, Adam Loos, Ginger Rye Sanders, Jeff Doherty, Lee Fronabarger, Tom Grant, John M Henry

Discussion: 4.2 **Approve the FY23 Community Agency Funding Process**

Councilmembers concurred in opening up the Community Agency Funding to accept applications for entities not currently receiving funding. Additional Council suggestions and remarks were to look at whether to utilize ARPA funds to make up funding cuts which were made due to COVID, setting aside 42% of ARPA funds for organizations that serve those who have been hit hardest by COVID, expressing an interest in receiving the results from organizations about how funds were used, ensuring that funds provided to the Eurma C. Hayes Center for their HVAC be included in the chart for this item, and whether agencies were able to apply for both City funding as well as ARPA funding.

Action: 4.3 **Resolution Authorizing City Staff to Initiate a Text Amendment Relative to Ground-Mounted Solar Energy Systems**

Council inquired if there were examples available from other cities relating to ground mounted solar installations and expressed their hope that the Planning Commission meeting be well-advertised to the community to seek resident input. Community Development Manager John

Lenzini responded to Council's inquiry and also to Mr. Shariff Shakir's complaint regarding the denial of an application for a permit. Councilmembers remarked on the appeal process relating to disagreements in City Code interpretation.

Shariff Shakir, CEO of AES Solar, shared his experience with applying for this type of use and disputed the interpretation of the Zoning Code.

MOTION: Approve a Resolution Authorizing City Staff to Initiate a Text Amendment Relative to Ground-Mounted Solar Energy Systems.

Motion by Tom Grant, second by Lee Fronabarger.

Final Resolution: Motion Carries

Yea: Carolin Harvey, Adam Loos, Jeff Doherty, Lee Fronabarger, Tom Grant, John M Henry

Abstain: Ginger Rye Sanders (*Resolution 2022-R-02; Exhibit E-01-11-2022*)

Action: 4.4 Ordinance to Approve or a Resolution to Deny the Rezoning of Property Belonging to Lakeland Hills, LLC from an R-1-12, Low-Density Residential, District, to an AG, General Agriculture, District

MOTION: Approve the Rezoning of Lakeland Hills, LLC, property, from a Low-Density Residential District to an Agriculture District.

Motion by Tom Grant, second by Carolin Harvey.

Final Resolution: Motion Carries

Yea: Carolin Harvey, Adam Loos, Ginger Rye Sanders, Jeff Doherty, Lee Fronabarger, Tom Grant, John M Henry (*Ordinance 2022-02; Exhibit F-01-11-2022*)

Action: 4.5 Resolutions and an Ordinance required by the Illinois Tax Increment Allocation Redevelopment Act to amend the current boundaries of the City's Illinois-University TIF District #2

City Council members inquired about the eligibility and feasibility study outlined in the two items, whether the Council members will automatically be included on the TIF registry, and debated whether it was appropriate to prioritize improvements in specific areas of the City.

Ronald Chambers entered the following typed comment "My concern is will the East Side be included first with the Infrastructure first as needed."

Sandy Litecky inquired about the date for the public meeting.

Patrice Mannie concurred with Councilmember Rye Sanders.

Raydeen Woods concurred with Councilmember Rye Sanders and the deterioration of the northeast side.

MOTION: Approve Resolutions and an Ordinance required by the Illinois Tax Increment Allocation Redevelopment Act (the Act) to amend the current boundaries of the City's Illinois-University TIF District #2

Motion by Jeff Doherty, second by Tom Grant.

Final Resolution: Motion Carries

Yea: Carolin Harvey, Adam Loos, Ginger Rye Sanders, Jeff Doherty, Lee Fronabarger, Tom Grant, John M Henry (*Resolutions 2022-R-03 & -04 Ordinance 2022-03; Exhibit G- through I-01-11-2022*)

5. Adjournment of the City Council Meeting

Procedural: 5.1 **Adjourn meeting**

There being no further business to come before the public body, the meeting was declared adjourned at 7:40 p.m.

Jennifer R. Sorrell, City Clerk

Date