

**Local Liquor Control Commission and Regular City Council Meeting January 31, 2023  
(Tuesday, January 31, 2023)**

*Generated by Jennifer R Sorrell on Wednesday, February 1, 2023*

**Councilmembers present**

Councilmember Lee Fronabarger, Councilmember Tom Grant, Councilmember Adam Loos, Councilmember Ginger Rye Sanders, Councilmember Jeff Doherty, and Mayor Pro Tempore Carolin Harvey

**Councilmembers absent**

Mayor John M. Henry

**Meeting called to order at 6:30 PM**

5. Preliminaries to the City Council Meeting

Procedural: 5.1 **Roll Call**

Procedural: 5.2 **Citizens' Comments and Questions**

Citizens addressing the City Council during Citizens' Comments included Joseph Cushman, Brandon (no last name given), Elius Reed, James Cooper, Jr., and Justin Zurlinden.

Procedural: 5.3 **Council Comments, General Announcements, and Proclamations**

Councilmember Loos responded to two Citizen Comments.

Councilmember Rye-Sanders responded to Citizen Comments and stated that she had spoken to Chief Reno regarding body cameras.

6. Public Hearings and Special Reports

Discussion, Information: 6.1 **Presentation by Carbondale Tourism**

Rod Sievers, Chair of Carbondale Tourism, addressed the City Council, provided information about the services offered, and updates on changes to the organization.

City Council asked about collaborating with other Tourism bureaus, if feedback was receive after the Eclipse, questions about State funding, question about staffing and whether the offices were open to the public, and advertisement on social media.

Public Hearing: 6.2 **Public Hearing for Sale of City-Owned Property at 225 South Lake Heights Avenue**

Mayor Pro Tempore Harvey declared the Public Hearing open at 7:11 p.m.

The Carbondale Revised Code establishes the process for the sale of City-owned property for residential development purposes. The City of Carbondale has negotiated a contract with Theodore Dunk to convey a 25 feet X 95 feet lot, Parcel ID #15-22-254-007, more commonly

known as 225 South Lake Heights Avenue, for \$1,500.00. See the attached file: 225 S Lake Heights Ave Parcel Map 2023-01-31.pdf. A notice of the proposed land sale must be published at least 7 days, but no longer than 30 days, prior to a public hearing before the City Council. The notice was published in the *Southern Illinoisan* on January 20, 2023.

There being no comments from the public, the Public Hearing was declared closed at 7:13 p.m.

Reports: 6.3 **Presentation from Artspace304 on Carbondale's Downtown Mural Project**

*Pulled from the agenda*

7. Consent Agenda of the City Council

Action (Consent): 7.1 **City Council Meeting Minutes from January 10, 2023**

Resolution: Approve the minutes from the City Council meeting of January 10, 2023

Action (Consent): 7.2 **Approval of Warrant for the Period Ending: 01/06/2023 for the FY 2023 Warrant 1450 in the Total Amount of \$1,019,641.77**

Resolution: Accept the following report of payments made for the period ended: 01/06/2023 totaling \$1,019,641.77 (*Exhibit A-01-31-2023*)

Action (Consent): 7.3 **Approval of Warrant for the Period Ending: 01/20/2023 for the FY 2023 Warrant 1451 in the Total Amount of \$973,412.39**

Resolution: Accept the following report of payments made for the period ended: 01/20/2023 totaling \$973,412.39 (*Exhibit B-01-31-2023*)

Action (Consent): 7.4 **Approval of Wells Fargo Warrant for the Period Ending 10/31/2022 FY 2023 Warrant # WF 10/2022 in the amount of \$138,307.09**

Resolution: Accept the following report of payments made for the period ended: 10/31/2022 totaling \$138,307.09 (*Exhibit C-01-31-2023*)

Action (Consent): 7.5 **Approval of Wells Fargo Warrant for the Period Ending 11/30/2022 FY 2023 Warrant # WF 11/2022 in the amount of \$110,124.64**

Resolution: Accept the following report of payments made for the period ended: 11/30/2022 totaling \$110,124.64 (*Exhibit D-01-31-2023*)

Action (Consent): 7.6 **Approval of Amendments to the Board of Fire and Police Commissioners Governing Rules Chapter II**

Resolution: Approval of the Amendments to the Board of Fire and Police Commissioners Governing Rules Chapter II.

Action (Consent): 7.7 **Appointments to Boards and Commissions**

Resolution: Council is requested to concur with Mayor Pro-Tempore Harvey's recommended appointments to Boards and Commissions

Action (Consent): 7.8 **Acceptance of Approved Meeting Minutes from Boards, Commissions, and Committees**

Resolution: Accept the approved meeting minutes from Boards, Commissions, and Committees and place them on file.

Action (Consent): 7.9 **Resolution in Support of Tax Increment Financing**

Resolution: Approve a resolution in support of tax increment financing. (*Resolution 2023-R-01; Exhibit E-01-31-2023*)

Action: 7.10 **Resolution Authorizing the City Manager to Enter into an Economic Development Tax Increment Financing Agreement with David Schroeder for a Redevelopment Project at 400 and 402 South Washington Street**

*Pulled by J. Doherty*

Action (Consent): 7.11 **Resolution Authorizing the City Manager to Execute a Contract for the Sale of Land Theodore Dunk for Property at 225 Lake Heights Avenue and to Authorize the Mayor Pro Tempore to Execute a Quit Claim Deed for Conveyance of Said Land**

Resolution: Approve a Resolution Authorizing the City manager to Execute a Contract for the Sale of Land to Theodore Dunk for Property at 225 Lake Heights Avenue; and Authorize the Mayor Pro Tempore to Execute a Quit Claim Deed for the Conveyance of Said Land (*Resolution 2023-R-03; Exhibit G-01-31-2023*)

Action (Consent): 7.12 **Approve an Ordinance Providing Budgetary Funds for the Purchase of a Records Management Software System for the Carbondale Police Department**

Resolution: Approve an ordinance providing budgetary funds for the purchase of a Records Management Software system by the Carbondale Police Department (*Ordinance 2023-06; Exhibit E-01-31-2023*)

Action (Consent): 7.13 **Approve an Agreement with Carbondale Junior Sports Regarding Management of the Superblock Facilities**

Resolution: Approve an agreement with CJS regarding management of the Superblock facilities.

Action (Consent): 7.14 **Resolution Authorizing the City Manager to Enter into an Agreement with RJN Group in an Amount Not-To-Exceed \$39,450 for Engineering Services for Material Service Line Inventory**

Resolution: Approval of an Agreement with RJN Group in an Amount Not-To-Exceed \$39,450 for Engineering Services for Material Service Line Inventory (*Resolution 2023-R-04; Exhibit I-01-31-2023*)

Action (Consent): 7.15 **Resolution Approving the Final Planned Business Development Plan for Mid America Hotels Corporation at 901 West Main Street**

Resolution: Adopt a Resolution Approving the Final BPL Development Plan for Mid America Hotels Corporation at 901 West Main Street (*Resolution 2023-R-05; Exhibit J-01-31-2023*)

Action (Consent): 7.16 **Approval of Consent Agenda Items**

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

Item 7.15 Council members asked about the plans for the building and the reasoning behind the changes.

Item 7.14 Council asked if we would be receiving Grant funds from the State of Illinois to cover costs.

Item 7.6 Council asked for the reason behind the change from continuous service to just "service".

Item 7.13 Council requested details about the agreement, audit requirements, and concessions.

Donald Monty remarked on Agenda Item 7.15 and his concern about the emphasis on a food service business encouraging an automobile focused business.

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

Motion by Lee Fronabarger, second by Jeff Doherty.

Final Resolution: Motion Carries

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

Action: 7.10 **Resolution Authorizing the City Manager to Enter into an Economic Development Tax Increment Financing Agreement with David Schroeder for a Redevelopment Project at 400 and 402 South Washington Street**

Pulled by J. Doherty to provide additional details about the plan.

Mr. Schroeder was present.

Justin Zurlinden expressed appreciation for the investment in the community and suggested allowing VRUs in other zoning districts.

MOTION: Approve the resolution authorizing the City Manager to enter into an economic development tax increment financing agreement with David Schroeder for a Redevelopment Project at 400 and 402 South Washington Street

Motion by Jeff Doherty, second by Tom Grant.

Final Resolution: Motion Carries

Yea: Lee Fronabarger, Tom Grant, Adam Loos, Ginger Rye Sanders, Jeff Doherty, Carolin Harvey (*Resolution 2023-R-06; Exhibit F-01-31-2023*)

## 8. General Business of the City Council

Action, Discussion, Information: 8.1 **Presentation to Council by Affordable Gas & Electric, and Council Discussion in Regards to Municipal Electric Aggregation**

*Action and Discussion postponed to the next meeting*

**Action: 8.2 Review, Discuss, and Approve Cost Reduction Strategies for the Southern Illinois Multimodal Station Project**

Councilmember comments and questions included concerns about the continuing rising costs and project scope reductions, individual preferences relating to the building height, design features, and appearance, locating additional funding sources including ARPA funds, if the project would have to be rebid and concern if a rebid might come in at a higher cost, how long the bid would remain valid, and individual opinions regarding whether or not to use ARPA funds to cover increased costs.

Don Monty noted that this is a long-term public facility and two items to keep was the elevation and concrete work on the northwest corner.

Darin Fager of Fager Construction expressed his hope that the Council would award the apparent low bid.

James Price encouraged investment in the appearance of the downtown and partnering with neighboring cities.

Elius Reed asked about communications between the City and the Department of Transportation pertaining to DBE guidelines.

Victor Ludwig asked for more details from Councilmember Loos.

David Schroeder encouraged the Council to retain the original version of the building.

Thad Heckman shared his thoughts regarding the reduction of the project, noting his own disappointment, and commending the efforts of City Staff.

Jessica Allee shared her thoughts regarding the initial and reduced height of the building.

Council discussed holding a Special Meeting to discuss the matter further, depending on how long the lowest responsible bid was valid.

**Action: 8.3 Approve a Contract with McVickers Excavating of Herrin, Illinois in the Amount of \$264,500 to Demolish a Portion of Property at 218 W. Walnut Street**

Council inquired about parking spaces which would be available upon demolition, commented on this being an instance of demolition by neglect due to the roof being in poor condition, asked about the selection of a demolition company from Herrin, and noted individual disagreement with the recommendation.

Joseph Cushman indicated his preference for restoration rather than demolition.

Justin Zurlinden noted that Preservation Commission had assessed the portion proposed for demolition and the building contents had been removed.

Don Monty stated it would be very hard to modify the building to make it useable for anything the way it has been carved up.

MOTION: Approve a contract with McVickers Excavation to demolish 218 W. Walnut Street.

Motion by Tom Grant, second by Jeff Doherty.

Final Resolution: Motion Carries

Yea: Lee Fronabarger, Tom Grant, Jeff Doherty, Carolin Harvey

Nay: Adam Loos, Ginger Rye Sanders

Action, Discussion: 8.4 **Discussion and Approval of Carbondale Community Housing, NFP's Bylaws**

After reviewing the requested changes that were incorporated into this draft version of the bylaws, City Council members provided additional feedback and recommendations for the next draft. An updated version will be brought back to the next meeting.

Victor Ludwig offered a suggestion regarding the permissive use of "shall".

9. Adjournment of the City Council Meeting

Procedural: 9.1 **Adjourn meeting**

There being no further business to come before the public body, the meeting was declared adjourned at 9:29 p.m.

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Jennifer R. Sorrell, City Clerk

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Date