

**Local Liquor Control Commission and Regular City Council Meeting March 8, 2022
(Tuesday, March 8, 2022)**

Generated by Jennifer R Sorrell on Tuesday, March 8, 2022

Council Members present

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

A meeting of the Local Liquor Control Commission immediately preceded the City Council meeting.

Meeting called to order at 6:11 PM

5. Preliminaries to the City Council Meeting

Procedural: 5.1 **Roll Call**

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

Diana Butsko invited the City Council to attend a peace rally at the SIU Alumni Plaza on March 16 in support of Ukrainian SIU students and the Ukrainian people.

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

Mayor Henry shared with the Council that Girl Scouts had made a visit to City Hall and proclaimed the week of March 6 – 12, 2022, as Girl Scout Week in the City of Carbondale.

Councilmember Fronabarger extended congratulations to the SIU Women's Basketball team for achieving the championship of the Missouri Valley Conference.

Councilmember Rye Sanders announced the continuation of Narcan education and distribution on Thursday, March 10, at the Eurma C. Hayes Center, commented on the impact that drugs have on people from every walk of life, and thanked community organizations for their involvement.

Councilmember Harvey concurred with Ms. Rye Sanders' invitation and noted the valuable information provided during these training events.

Councilmember Grant announced a golf scramble fundraiser in support of the Irish Festival on April 9 at Hickory Ridge Golf Course.

6. Public Hearings and Special Reports

7. Consent Agenda of the City Council

Action (Consent): 7.1 **Minutes from the City Council Meeting of February 22, 2022**

Resolution: Approve the minutes from the regular City Council meeting of February 22, 2022

Action (Consent): **7.2 Approval of Warrant for the Period Ending: 02/18/2022 for the FY 2022 Warrant 1427 in the Total Amount of \$2,100,822.79**

Resolution: Accept the following report of payments made for the period ended: 02/18/2022 totaling \$2,100,822.79

Action (Consent): **7.3 Approval of Wells Fargo Warrant for the Period Ending 01/31/2022 FY 2022 Warrant # WF 01/2022 in the amount of \$120,045.78**

Resolution: Accept the following report of payments made for the period ended: 01/31/2022 totaling \$120,045.78

Action: **7.4 Award the Purchase of Three (3) F-150 Hybrid Vehicles from Vogler Ford of Carbondale, Illinois in the Amount of \$138,000; and Award the Purchase of Two (2) F-150 Lightning Electric Vehicles to Feldman Ford of Detroit, Michigan in the Amount of \$106,956**

Pulled by J. Doherty

Action (Consent): **7.5 Resolution to Participate in a Cost-Sharing Agreement with the Illinois Department of Transportation to Provide \$9,660 in Matching Funds for IDOT Project "Carbondale ADA Improvements with Pushbuttons at Giant City Road"**

Resolution: Approve the Resolution to participate in a cost-sharing agreement with IDOT to provide \$9,660 in matching funds for an ADA improvements project at Giant City Road

Action (Consent): **7.6 Resolution Authorizing the City Manager to Enter into an Economic Development Tax Increment Financing Agreement with Helen L. Wallace, Inc for a Redevelopment Project at 317 East Main Street**

Resolution: Approve a Resolution Authorizing the City Manager to Enter into an Economic Development Tax Increment Financing Agreement with Helen L. Wallace, Inc for a Redevelopment Project at 317 East Main Street

Action (Consent): **7.7 Award of Contract for the Central Laboratory and Water Plant Office Security Upgrades (CIP No. PB2004) to J & L Robinson Development & Construction Co., Inc. of Carbondale, Illinois in the Amount of \$185,900**

Resolution: Award of Contract for the Central Laboratory and Water Plant Office Security Upgrades (CIP No. PB2004) to J & L Robinson Development & Construction Co., Inc. of Carbondale, Illinois in the Amount of \$185,900

Action (Consent): **7.8 Approval of Consent Agenda Items** Resolution: Approve all Consent Agenda items not pulled for separate consideration

Additional detail pertaining to item 7.5 was provided.

Nick Smaligo inquired if there was to be discussion during this meeting or a future meeting about an article published by WSIL relating to expenditures for security camera installation. City Manager Williams and Mayor Henry offered clarification about an article published by WSIL which contained inaccurate information.

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

Motion by Adam Loos, second by Carolin Harvey.

Final Resolution: Motion Carries

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

Action: 7.4 Award the Purchase of Three (3) F-150 Hybrid Vehicles from Vogler Ford of Carbondale, Illinois in the Amount of \$138,000; and Award the Purchase of Two (2) F-150 Lightning Electric Vehicles to Feldman Ford of Detroit, Michigan in the Amount of \$106,956

A technical correction relating to the dollar amounts in the recommended action was noted. There was discussion about bids for electric vehicles from Detroit and Carbondale, the difference between the bids, whether to award the contract to a local bidder or the lowest bidder, pulling the item for future action with a direct purchase instead of the formal contract procedure, avoiding the appearance of impropriety by awarding the bid to the lowest bidder or changing the Code, a suggestion to table or postpone the bid, and what the process would be if the vote for the electric vehicles fails.

MOTION: Award the purchase of vehicles from Vogler Ford of Carbondale, Illinois in the amount of \$138,000

Motion by Adam Loos, second by Lee Fronabarger.

Final Resolution: Motion Carries

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

Jason Grenman raised an issue not germane to the motion on the floor.

MOTION: Award the purchase of vehicles from two F-150 lightning electric vehicles of Feldman Ford of Detroit, Michigan in the amount of \$106,956

Motion by Adam Loos, second by Tom Grant.

Motion Fails

Yea: Tom Grant, Carolin Harvey, Adam Loos

Nay: Lee Fronabarger, Ginger Rye Sanders, Jeff Doherty, John M Henry

City Manager Williams again clarified what discussion would be occurring during this meeting versus the information posted on Twitter, indicating that two separate items appear to have been conflated. Council noted that there had not been a budget or action on the SIU program to address violence, and inquired about when any action might come back before the Council relating to surveillance cameras. Matters relating to the Open Meetings Act were raised.

8. General Business of the City Council

Action, Discussion: 8.1 Discussion and Approval of the Termination of Leases to the Carbondale Park District for Evergreen Park and the Super Block

Council noted that this topic had previously been discussed and inquired if we had heard back from the Park District; gave clarification about ownership of the Splash Park being owned wholly by Park District; clarification about ending term of leases for Evergreen Park (through 2066) and the Super Block which expires later this year; clarification of which areas of the Superblock would not be included, specifically properties owned by or leased by the School and Park District; question about the repercussions if the leases are terminated and if the City will go into the recreation business, noting that the City is already short-staffed. It was noted that the bulk of maintenance is done by contract, but that the City is already in the Park District business, but additional staffing for booking tournaments and events would be needed. Council remarked on the history of issues with booking tournaments, the revenue potential of such tournaments, and shared their opinions regarding whether it would be better for the City to manage the parks. Council inquired about when the Park District would receive the lease termination notices.

Carlton Smith inquired about whether the proposed action included Attucks Park, whether there would be a reduction of taxes since services would be cut, and concern about a loss of jobs resulting from these proposed changes.

MOTION: Approve the termination of the leases for Evergreen Park and the Super Block.

Motion by Adam Loos, second by Lee Fronabarger.

Final Resolution: Motion Carries

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

Nay: Ginger Rye Sanders

Action: 8.2 Amend the Application Process for American Rescue Plan Funding

There was discussion about why the new deadline was in August which was relating to the May budget meetings and only one meeting in July.

MOTION: Amend the application process for ARPA funding and approve the proposed timeline.

Motion by Adam Loos, second by Carolin Harvey.

Final Resolution: Motion Carries

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

Doherty, John M Henry

Action: 8.3 Approve FY2022 Purchases and an Ordinance Authorizing a Budget Adjustment to Increase FY2022 Expenditures in the Amount of \$172,610 for the Purchase of Equipment

Council inquired whether the equipment for Fire and Police could be paid with ARPA funding, and there was a suggestion to do so and save the general funds as rainy day funds. There was a

question about the total and if there were body cameras included in the equipment purchases for the Police Department and taking proactive steps to implement body cameras in advance of the compliance date. There was a suggestion to amend the motion to utilize ARPA funds in lieu of General Fund monies.

Discussion between the Public and Council about whether to have discussion about the surveillance camera issue raised earlier in relation to a WSIL article was held. There were comments on both sides of the issue, both for and against, as well as recommendations about when and how to have that discussion.

Jason Grenman advised that it was not illegal to discuss new items per the Open Meetings Act; City Attorney Snyder provided clarification about what is and is not permissible.

Nick Smaligo commented on the cost for the VR Training Simulator requesting additional information and noted the surveillance hardware camera upgrades making the questions that the audience has relevant.

MOTION: Approve FY2022 Purchases and an Ordinance Authorizing a Budget Adjustment to Increase FY2022 Expenditures in the amount of \$172,610 for the Purchase of Equipment removing the surveillance camera upgrades from the purchase.

Motion by Jeff Doherty, second by Tom Grant.

Final Resolution: Motion Carries

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

Discussion: 8.4 City Council Discussion of Architectural Design Standards to be Applied to Initiatives Such as Residential TIF

Staff requested feedback on specific matters that the City Council would like them to make a focus.

Council indicated that this proposal was a good stopgap measure to address how zoning applies to older parts of Carbondale; noted their concern that this is not a substitute for needed zoning changes; providing fixes in an overlay to make legally nonconforming structures legal; addressing architectural design standards with the currently adopted preservation guidelines; a suggestion to look at Champaign's zoning code which utilizes visual references as an aide to the public; concern about historic structure designation standards being applied to homes that aren't necessarily historic; concern about the limiting effects of such architectural design standards; differing opinions as to what the City will subsidize versus what the City will allow; a suggestion to utilize the currently adopted building code in conjunction with the adoption of an overlay; comments about the public's responses to prior zoning change proposals; and discussion about whether to keep hard and fast prohibitions or to allow flexibility for housing rehabilitation.

Jane Adams noted her approval of the guidelines being highlighted again, that there were few

homes in the neighborhood TIF expansion which would benefit from owner-occupied incentives, and the importance of placing solid guidelines for TIF incentives.

9. Executive Session

Action: 9.1 **Executive Session to Discuss the Purchase of Real Property for Use of the Public Body, Including Meetings Held for the Purpose of Discussing Whether a Particular Parcel should be Acquired**

MOTION: Enter into an Executive Session to discuss the setting of a price for sale or lease of property owned by the public body as permitted under the Illinois Open Meetings Act 5 ILCS 120/2(c)(5)

Motion by Jeff Doherty, second by Lee Fronabarger.

Final Resolution: Motion Carries

Yea: Lee Fronabarger, Tom Grant, Carolin Harvey, Adam Loos, Ginger Rye Sanders, Jeff Doherty, and John M Henry *Executive Session Recessed at 8:02 p.m.*

Action: 9.2 **Return to Open Session**

MOTION: Return to the Open Session

Motion by Tom Grant, second by Carolin Harvey.

Final Resolution: Motion Carries

Yea: Lee Fronabarger, Tom Grant, Carolin Harvey, Adam Loos, Ginger Rye Sanders, Jeff Doherty, John M Henry *Open Session resumed at 8:22 p.m.*

10. Adjournment of the City Council Meeting

Procedural: 10.1 **Adjourn meeting**

There being no further business to come before the public body, the meeting was declared adjourned at 8:24 p.m.

Jennifer R. Sorrell, City Clerk

Date