

Regular City Council Meeting August 23, 2022 (Tuesday, August 23, 2022)

Generated by Jennifer R Sorrell on Thursday, August 25, 2022

Council Members present

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

Council Members absent

Mayor John M. Henry

Meeting called to order at 6:01 PM

1. Preliminaries to the City Council Meeting

Procedural: 1.1 Roll Call

Procedural: 1.2 Citizens' Comments and Questions

The following citizens addressed the City Council during Citizens' Comments and Questions: Victor Ludwig, Donald Monty, Elius Reed, Ann Gaylord, and Phillip Holman.

Procedural: 1.3 Council Comments, General Announcements, and Proclamations

Councilmember Fronabarger suggested preserving the trunk of the oldest tree in Woodlawn Cemetery by carving it into something of significance.

Councilmember Rye Sanders shared the experience of a constituent who was directed to contact the City Manager in order to seek resolution to the problem with parking on Washington Street and waited to speak with the City Manager for a length period; she commented on the abandonment of vehicles and the need for enforcement of city codes in the area in question.

Councilmember Doherty noted that the scooters are becoming a safety hazard which should be addressed; Councilmembers Fronabarger asked about operation instructions and Mayor Pro Tempore Harvey asked about ticketing. Councilmember Loos noted that expecting full compliance was not possible, but if the vendor can't manage, there are alternatives.

Councilmember Harvey noted that there was no audio going out on Channel 16 and directed citizens to the streaming option; she asked citizens to be prayerful for the Mayor and his family.

2. Public Hearings and Special Reports

Information: 2.1 Polco Presentation on the National Community Survey

James Windisch, attending remotely, reviewed a presentation from Polco about civic engagement and the company's surveying platform which gauges citizen perspectives on livability and government services. Council inquired about the timing for surveying with customized questions, the expected timeline from the start of the process to the end, suggested starting after the November 8 election, inquired about the Spanish language option, asked for

elaboration on the underrepresented community outreach, what the average return response rate for this type of survey, suggested holding on taking action until the new year when students return, question about the representative household sample selection process, and the sources utilized for selecting households.

Donald Monty asked a series of questions regarding the sampling and reporting process, and raised the possible concerns specific to the population of Carbondale.

Victor Ludwig encouraged Council to coordinate with SIU and asked about the ownership and usage of the data.

Nancy Maxell inquired about the company's diversity, the estimated cost, and how the underserved are included in the survey.

Discussion, Reports: 2.2 Presentation and Report Regarding Recent Activities of the Economic Development Office and the Business Community's Perception of Conducting Business In the City

This item was not addressed; it will be placed on the agenda at a subsequent meeting.

3. Consent Agenda of the City Council

Action (Consent): 3.1 **Meeting Minutes from the Regular City Council Meeting of August 9, 2022** Resolution: Approve the minutes from the Regular City Council Meeting of August 9, 2022

Action (Consent): 3.2 **Approval of Warrant for the Period Ending: 08/05/2022 for the FY 2023 Warrant 1439 in the Total Amount of \$1,850,691.55** Resolution: Accept the following report of payments made for the period ended: 08/05/2022 totaling \$1,850,691.55 (*Exhibit A-08-23-2022*)

Action (Consent): 3.3 **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): 3.4 **Resolution Authorizing the City Manager to Enter into an Agreement with Greater Egypt Regional Planning and Development Commission in the Amount of \$30,000 to Provide Grant Administration for EDA Project Number 06-79-06411** Resolution: Approve a Resolution Authorizing the City Manager to Enter into an Agreement with Greater Egypt Regional Planning and Development Commission in the Amount of \$30,000 to Provide Grant Administration for EDA Project Number 06-79-06411. (*Resolution 2022-R-37; Exhibit B-08-23-2022*)

Action (Consent): 3.5 **Conditional Award for the Purchase of Motor Fuel Tax (MFT) Maintenance Materials Pending Illinois Department of Transportation (IDOT) Concurrence for Section 23-00000-02-GM, Group A, to Illini Asphalt of Benton, Illinois in the Amount of \$47,776.33** Resolution: Conditionally Award the Purchase of MFT

Maintenance Materials Pending the Illinois Department of Transportation's (IDOT's) Concurrence of Section 23-00000-02-GM, Group A, to Illini Asphalt of Benton, Illinois in the amount of \$47,776.33

Action: 3.6 Award of Purchase of Three Police Vehicles from Vogler Ford of Carbondale, Illinois in the Amount of \$163,254; Approve an Ordinance Authorizing a Budget Adjustment to Increase the Police Department's FY23 Budget in the Amount of \$33,254; and Declare City-Owned Property as Surplus

Pulled by the audience

Action: 3.7 Approve an Agreement with Policy Confluence, Inc. in the Amount of \$23,550 to Conduct the National Community Survey

Pulled by T. Grant

Action (Consent): 3.8 Approval of Consent Agenda Items

Council asked about agenda item 3.4, about the scope of services, and concern about GERP's authority and any potential liability. There was a question about the absence of a contract for agenda item 3.5 for MFT maintenance materials.

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

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

Motion by Adam Loos, second by Lee Fronabarger.

Final Resolution: Motion Carries

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

Nay: Ginger Rye Sanders

Action: 3.6 Award of Purchase of Three Police Vehicles from Vogler Ford of Carbondale, Illinois in the Amount of \$163,254; Approve an Ordinance Authorizing a Budget Adjustment to Increase the Police Department's FY23 Budget in the Amount of \$33,254; and Declare City-Owned Property as Surplus

Council explained the background for the purchase, inquired about how we ended up with the bidding companies, and noted that these are hybrid vehicles.

MOTION: Award the purchase of three vehicles from Vogler Ford of Carbondale, Illinois in the amount of \$163,254, approve an Ordinance authorizing a budget adjustment increasing the Police Department's FY2023 budget in the amount of \$33,254.00 and declare replaced vehicles as surplus property.

Motion by Jeff Doherty, second by Lee Fronabarger.

Final Resolution: Motion Carries

Yea: Adam Loos, Ginger Rye Sanders, Jeff Doherty, Lee Fronabarger, Tom Grant, Carolin Harvey (*Ordinance 2022-28; Exhibit C-08-23-2022*)

Action: 3.7 Approve an Agreement with Policy Confluence, Inc. in the Amount of \$23,550 to Conduct the National Community Survey

Council inquired about the local contact to work with the company, shared their thoughts on whether to delay or act on the survey, remarks on the timing, asked about a timeline, whether there is a mechanism for suggested/custom questions, and whether funds were allocated in this budget.

Sandy Litecky and Donald Monty spoke in favor of the survey; Victor Ludwig suggested holding off on action.

MOTION: Approve an Agreement with Policy Confluence, Inc. in the Amount of \$23,550 to Conduct the National Community Survey.

Motion by Adam Loos, second by Jeff Doherty.

Final Resolution: Motion Carries

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

4. General Business of the City Council

Action: 4.1 Resolution Authorizing City Staff to Initiate a Text Amendment to Title 15 to Create a Vacation Rental Unit Overlay District

Councilmember Grant abstained from voting or commenting as he operates a VRU.

Councilmembers shared their individual perspectives with regard to the proposed Resolution, the possible impacts of creating a VRU overlay district, suggested establishing landlord licensing and a cap on the number of units, the unintended consequences such as rent affordability, financial harms to hotels, noted the concerns of homeowners in Carbondale, ensuring there is a representative who can respond to issues by VRU occupants, the unfairness of regulating unacceptable landlords at the expense of VRU owners, and responded to comments offered by the citizens.

Don Monty urged careful consideration of where to draw boundaries for an overlay district and agreed with the idea of licensing of landlords.

Dr. Phillip Holden remarked on the need to keep young residents here, the decline of the northeast side, and improving neighborhoods without pushing residents out.

Jane Adams noted she was of two minds about the establishment of the VRU overlay district, remarked on the pros and cons of VRUs, and shared her own experiences at lodging at an apartment VRU.

Dave Presley noted he is opposed to the owner occupied requirement, his support for licensure, and the impact of property taxes on home ownership.

Victor Ludwig indicated this proposal would have negative effects, increasing rents which will

push students to stay on campus and leave during summer, and suggested rental subsidies with a rental unit tax.

Steve Quinn shared the Chamber's position on this subject, remarked on the availability of VRUs in other nearby cities, and countered the argument that the properties would not be kept up. He responded to Council inquiries.

Anita Pressley suggested a cap of 2 VRUs per owner and noted the easy workaround to the suggested cap of 10.

John Lenzini, Community Development Manager, responded to the matters of VRUs in multi-family buildings, landlord licensing, improvements of vacant properties, and inspections.

Council concurred that this issue should be brought back to the table at a subsequent meeting with options to establish landlord licensing, and establishing a cap for units per landlord.

No action on this item for this meeting.

Action: 4.2 Ordinances to Adopt and Approve an Amended Carbondale Tax Increment Financing District #2

Jane Adams detailed the Arbor District's concerns and recommendations, as well as displeasure with the response received to the same.

Council asked about what the plan for citizen involvement was, discussed the pros and cons of whether one or multiple advisory committees would be best, and the development of standards/guidelines.

MOTION: Ordinance Adopting and Approving an Amended Carbondale Tax Increment Financing Illinois University Corridor 2 Redevelopment Plan and Related Redevelopment Project

Motion by Tom Grant, second by Lee Fronabarger.

Final Resolution: Motion Carries

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

Abstain: Ginger Rye Sanders

MOTION: Ordinance Adding Additional Parcels of Property to the Carbondale Tax Increment Financing Illinois-University Corridor #2 Redevelopment Project Area of Carbondale

Motion by Lee Fronabarger, second by Tom Grant.

Final Resolution: Motion Carries

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

Nay: Ginger Rye Sanders

MOTION: Ordinance Adopting Tax Increment Financing for the Amended Redevelopment Project Area of Carbondale 23 August 2022

Motion by Tom Grant, second by Jeff Doherty.

Final Resolution: Motion Carries

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

Abstain: Ginger Rye Sanders

(Ordinances 2022-29 through -31; Exhibits D- through F-08-23-2022)

5. Adjournment of the City Council Meeting

Procedural: 5.1 **Adjourn meeting**

There being no further business to come before the City Council, the meeting was declared adjourned at 9:03 p.m.

Jennifer R. Sorrell, City Clerk

Date