

Regular City Council Meeting January 24, 2017 (Tuesday, January 24, 2017)

Generated by Jennifer R Sorrell on Monday, February 6, 2017

Council Members present

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

Meeting called to order at 7:33 PM

The Local Liquor Control Commission met prior to the start of the City Council meeting.

5. Preliminaries to the City Council Meeting

Procedural: 5.1 Roll Call

Procedural: 5.2 General Announcements and Proclamations

Councilwoman Harvey announced the Taste of Chocolate fundraiser for the Women's Center on February 3 and that February 1 will be the kickoff of Black History month.

Councilwoman Bradshaw announced events at Gaia House including a "Food Not Bombs" free meal program beginning January 27 and the "Freecycle" program from January 25 – 27. Additional events occurring during the weekend included the Neighborhood Co-op's kitchen gadget swap and a frock swap at the Elks.

Councilman Kang announced that the Marching Terriers will be traveling to Washington DC to perform at the President's Own concert in April and there is a fundraiser on their behalf at Quatro's this evening.

Procedural: 5.3 Citizens' Comments and Questions

Curran Bishop, 1005 West Willow Street, commented on Buffalo's success in doing away with parking minimums and suggested looking at our own parking requirements to see if they can be scaled back.

Sandy Litecky announced that Study Circles and Egyptian Realty Board are sponsoring a home buying seminar on February 18 at the Carbondale Public Library.

Public Hearing: 5.4 Public Hearing for Land Sale - 507 North Carico

The Carbondale Revised Code establishes the process for the City to convey surplus property. Jackson-Union County Habitat for Humanity has requested that the City donate property at 507 North Carico to their organization for the purpose of developing a future home site. Pursuant to CRC 1-13-8-C, a notice of the proposed land sale must be published at least 7 days, but no longer than 30 days, prior to a meeting at which an ordinance shall be considered before the City Council. The notice was published in the *Southern Illinoisan* on January 14, 2017.

The Public Hearing was opened at 7:41 p.m.

There were no public comments regarding this conveyance of surplus property.

The Public Hearing was declared closed at 7:42 p.m.

6. Consent Agenda of the City Council

Action (Consent): 6.1 Approval of the Regular City Council Meeting Minutes from January 10, 2017

Resolution: Approve the meeting minutes from the Regular City Council meeting of January 10, 2017

Action (Consent): 6.2 Approval of Warrant for the Period Ending: 12/19/2016 FY 2017 Warrant 1290 in the amount of \$1,186,347.51

Resolution: Accept the following report of payments made for the period ended: 12/19/2016 totaling \$1,186,347.51 (*Exhibit A-01-24-2017*)

Action (Consent): 6.3 Approval of Wells Fargo Warrant for the Period Ending 11/30/2016 FY 2017 Warrant # WF 11/2016 in the amount of \$163,821.80

Resolution: Accept the following report of payments made for the period ended: 11/30/2016 totaling \$163,821.80 (*Exhibit B-01-24-2017*)

Action (Consent): 6.4 Approval of Warrant for the Period Ending: 01/02/2017 FY 2017 Warrant 1291 in the amount of \$1,481,877.03

Resolution: Accept the following report of payments made for the period ended: 01/02/2017 totaling \$1,481,877.03 (*Exhibit C-01-24-2017*)

Action (Consent): 6.5 A Resolution Approving the Final Plat of the SIH Mall - Minor Subdivision and the Subdivision Agreement

Resolution: It is recommended that the City Council “move to adopt the Resolution approving the subdivision plat and subdivision agreement for the SIH Mall - Minor Subdivision” (*Resolution 2017-R-04; D-01-24-2017*)

Action (Consent): 6.6 Award of Contract for the Cedar Lake Pump Station Renovations (WS1202) to Midwest Petroleum & Excavating of Benton, Illinois in the Amount of \$632,000

Resolution: Award the Contract for the Cedar Lake Pump Station Renovations (WS1202) to Midwest Petroleum & Excavating of Benton, Illinois in the Amount of \$632,000

Action (Consent): 6.7 Ordinance Amending Title 2 as it Relates to Employee Training Requirements for Licensed Liquor Establishments

Resolution: Approve an Ordinance Amending Title 2 of the Carbondale Revised Code as it Relates to Employee Training Requirements for Licensed Liquor Establishments (*Ordinance 2017-02; Exhibit E-01-24-2017*)

Action: 6.8 A Resolution Approving NLB Properties, LLC's request for a Special Use Permit for a Car Wash at 750 North Giant City Road

This item was pulled from the Consent Agenda by a member of the audience

Action (Consent): 6.9 Approve a Resolution Authorizing the Mayor to Execute a Quit Claim Deed for Property Located at 507 North Carico

Resolution: It is recommended that the City Council approve a resolution authorizing the Mayor to execute a Quit Claim Deed for the conveyance of property at 507 N. Carico. (*Resolution 2017-R-06; Exhibit G-01-24-2017*)

Action (Consent): 6.10 Award of Purchase of Various Water Treatment Chemicals for FY 2018

Resolution: It is requested that the City Council award the purchase of these water treatment plant chemicals to the respective lowest qualified bidders for FY 2018 purchases. 1. Liquid Alum to Chemtrade Chemicals US in the amount of \$0.0903 per pound; 2. Ammonium Sulfate to Hawkins Inc., Centralia, Illinois in the amount of \$0.18 per pound; 3. Anionic Polymer to SNF Polydyne, Riceboro, Georgia in the amount of \$1.39 per pound; 4. Carbon to Carbon Activated Corp., Compton, California in the amount of \$0.618 per pound 5. Cationic Polymer to SNF Polydyne, Riceboro, Georgia in the amount of \$0.338 per pound 6. Caustic Soda to DPC Enterprises, Festus, Missouri in the amount of \$0.139 per pound; 7. Chlorine to DPC Enterprises, Festus, Missouri in the amount of \$0.20 per pound; 8. Fluoride to Univar USA, Kent, Washington in the amount of \$0.175 per pound; and 9. Potassium Permanganate to Hawkins Inc., Roseville, Minnesota in the amount of \$3.30 per pound

Action (Consent): **6.11 Approval of Consent Agenda Items**

Resolution: Approve items 6.1 – 6.7, 6.9 – 6.10

MOTION: Approve Consent Agenda items 6.1 - 6.7, 6.9 - 6.10

Motion by Navreet Kang, second by Carolin Harvey.

Final Resolution: Motion Carries

Yea: Jessica Bradshaw, Lee Fronabarger, Tom Grant, Carolin Harvey, Navreet Kang, Adam Loos, John M Henry

Action: 6.8 A Resolution Approving NLB Properties, LLC's request for a Special Use Permit for a Car Wash at 750 North Giant City Road

Donald Monty, 418 South Giant City Road, expressed his concern about the amount of traffic entering and exiting onto Giant City Road. He suggested that Staff look at the final site plan review and encouraged the location of the access point further down the road. Chris Presworth, on behalf of NLB Properties, responded to Mr. Monty's concerns.

MOTION: Approve the Resolution approving NLB Properties, LLC's request for a Special Use Permit for a car wash at 750 North Giant City Road (*Resolution 2017-R-05; Exhibit F-01-24-2017*)

Motion by Carolin Harvey, second by Lee Fronabarger.

Final Resolution: Motion Carries

Yea: Lee Fronabarger, Tom Grant, Carolin Harvey, Navreet Kang, Adam Loos, John M Henry
Nay: Jessica Bradshaw

7. General Business of the City Council

Action: 7.1 An Ordinance Approving a Text Amendment to Title 5 and Title 15 of the Carbondale Revised Code Relative to the Creation and Regulation of the Vacation Rental Unit Land Use

Development Services Director Chris Wallace noted changes to the Exhibit. Curran Bishop remarked on his excitement about the Council's consideration of this amendment, describing the use as an enhancement to the area.

MOTION: Adopt an Ordinance Approving a Text Amendment to Title 5 and Title 15 of the Carbondale Revised Code Relative to the Creation and Regulation of the Vacation Rental Unit Land Use (*Ordinance 2017-03; Exhibit H-01-24-2017*)

Motion by Adam Loos, second by Carolin Harvey.

Final Resolution: Motion Carries

Yea: Jessica Bradshaw, Lee Fronabarger, Tom Grant, Carolin Harvey, Navreet Kang, Adam Loos, John M Henry

Action: 7.2 Approval of Regulations Relating to the 2017 Solar Eclipse pertaining to Camping, Public Possession of Alcohol, and Parking during Emergencies and Special Events

Camping Ordinance:

Citizens commenting on the use of AG- and F-zoned parcels for temporary camping included Mary O'Hara, 104 North Parrish Lane; Tom Redmond, 104 North Parrish; Charlie Howe, 47 Dart Drive; and Donald Monty, 418 South Giant City Road.

Comments expressed a desire for requiring a Special Use Permit, sharing of information and plans with neighborhoods, questions regarding permitting of and camping occurring at other similarly zoned properties, and consideration of the Green Earth property.

Council discussed division of the question, made inquiries of the Park District Representative, Jane Childers, made recommendations as to how the parks should be booked, asked about handling waste issues, staffing and operations of the Life Center, bans on fireworks and open burning, discussion about approving certain parcels or zoning, inclusion of this discussion item with residents at the next Park District meeting, ensuring clean-up would be performed quickly, and reviewing the zoning map prior to acting.

Public Possession of Alcohol:

Council recommended including the ban of aluminum cans for the public possession-defined area and changing language to permit plastic containers versus plastic cups.

City Manager Authority to Declare No Parking:

None.

MOTION: Approve an Ordinance authorizing the City Manager to declare "no parking" during emergencies and special events and approve a resolution permitting public possession of alcohol within the downtown area with the proviso that alcohol is to be sold in plastic containers only as shown in Exhibit "A". (*Ordinance 2017-04; Resolution 2017-R-07; Exhibits I- and J-01-24-2017*)

Motion by Adam Loos, second by Lee Fronabarger.

Final Resolution: Motion Carries

Yea: Jessica Bradshaw, Lee Fronabarger, Tom Grant, Carolin Harvey, Navreet Kang, Adam Loos, John M Henry

Action: 7.3 Ordinance Amending Title 17 Allowing Temporary Encroachments to Permit Residential Block Parties

MOTION: Approve an ordinance amending Title 17 as it relates to encroachments by providing the City Manager the authority to permit residential block parties (*Ordinance 2017-05; Exhibit K-01-24-2017*)

Motion by Adam Loos, second by Carolin Harvey.

Final Resolution: Motion Carries

Yea: Jessica Bradshaw, Lee Fronabarger, Tom Grant, Carolin Harvey, Navreet Kang, Adam Loos, John M Henry

Action: 7.4 An Ordinance Approving a Text Amendment to Allow "Civic, Social, and Fraternal" Organizations as a Special Use in R-1, Low Density Residential Zoning Districts

Persons speaking in support of the Ordinance included Andrew Zieba, Mike Barnes, Brandon Francis, and Mike Ashner.

Persons speaking in opposition to this Ordinance included Deanna Gilbert, Donald Monty, Jane Adams, Bruce Payne, and Don Priddy.

Council members expressed their individual support or opposition to the Ordinance. Inquiries were made with respect to the number of special events the organization holds annually, what constitutes civic, fraternal, and social organizations, and the availability of alternative locations.

MOTION: Approve an Ordinance to approve this text amendment request to allow civic, social, and fraternal organizations as a special use in R-1, low density residential zoning districts.

Motion by Navreet Kang, second by Carolin Harvey.

Final Resolution: Motion Fails

Yea: Tom Grant, Navreet Kang

Nay: Jessica Bradshaw, Lee Fronabarger, Carolin Harvey, Adam Loos, John M Henry

8. Council Comments for the City Council

Information: 8.1 An opportunity for City Council members to offer general comments

Councilman Fronabarger remarked on the turnout for the Southern Illinois Women's March. Councilman Grant, Mayor Henry, and Councilman Loos, Councilwoman Bradshaw, and Councilman Kang also expressed their approval of the support for and conduct of the event.

Councilman Kang remarked on the short duration of the planned camping and equated it to making accommodations for friends and family staying at your home for a similar length of time.

Councilwoman Bradshaw remarked on southern Illinoisans who went to Washington DC for the Women's March, commented on the Neighborhood Alliance meeting, and noted the membership of the Boys and Girls Club. She then expressed frustration when businesses bully government to act in a certain way.

Councilman Loos indicated that if the plan is reasonable, he is in support of camping on private property. He then noted a hole in the availability of an assistance loan program for historic buildings.

9. Executive Session

None

10. Adjournment of the City Council Meeting

Procedural: **10.1 Adjourn meeting**

The City Council meeting adjourned at 9:23 p.m.

Submitted by:

Approved:
