

City Council of the City of Carbondale, Illinois
Regular Meeting of January 6, 2015

The City Council of the City of Carbondale, Illinois, held a regular meeting on Tuesday, January 6, 2015, in City Council Chambers, 200 South Illinois Avenue. Acting Mayor Donald Monty called the meeting to order at 7:09 p.m. with the following members of the Council present/absent:

1. Roll Call

Present: Councilwoman Carolin Harvey, Councilman Lance Jack, Councilwoman Jane Adams, Councilman Lee Fronabarger, Councilwoman Corene McDaniel, Councilwoman Jessica Bradshaw, and Acting Mayor Donald Monty

Absent: None

Also present were City Manager Kevin Baity, City Clerk Jennifer Sorrell, and various members of the City's administrative staff.

2. General Announcements and Proclamations

Councilman Fronabarger announced the Carbondale Park District's Outdoor Aquatics Committee's raffle fundraiser "Splash of Love." The drawing will occur on St. Patrick's Day. He enumerated the prizes and noted a celebration would be held at Hangar 9 that night.

Councilwoman Harvey invited citizens to the Martin Luther King commemorative celebration on Sunday, January 18 at 4:00 p.m. at the Civic Center. She gave a reminder about the Martin Luther King breakfast on Monday, January 19, at the Student Center Ballroom D.

City Manager Baity indicated that City Hall will be closed on January 19 for the Martin Luther King holiday, noted the delay of refuse routes, and also remarked on the disposal of live Christmas trees during solid waste collection.

3. Citizens' Comments and Questions

David Penny, Manager/Director for Jackson County Mass Transit, thanked the City for its assistance, remarked upon the services provided by Jackson County Mass Transit, and provided surveys to those present in order to receive citizen input. Councilman Fronabarger asked that a link regarding Jackson County Mass Transit be made available on the City's website.

Elius Reed, 2012 South Illinois Avenue, asked if the City of Carbondale would be interested in again partnering with local organizations to host an educational workshop/seminar for construction apprenticeship programs. City Manager Baity responded to Mr. Reed.

4. Public Hearings and Special Reports

None.

5. Consent Agenda

1. Approval of Minutes for the Regular City Council Meeting Held on December 16, 2014.
Recommendation: Approve.
2. Approval of Warrant for Period Ending 12/08/2014 FY 2015 Warrant # 1230 in the Amount of \$1,083,351.41. Recommendation: Approve Warrant #1230. (Exhibit A-01-06-2015)
3. Approval of Warrant for Period Ending 11/2014 FY 2015 Warrant # WF11/2014 in the

Amount of \$152,645.76. Recommendation: Approve Warrant # WF11/2014. (Exhibit B-01-06-2015)

4. Acceptance of Minutes of Boards, Commissions, and Committees. Recommendation: Accept and file the approved meeting minutes of the Human Relations Commission of November 3, 2014, the Board of Fire and Police Commissioners of October 28, 2014, the Planning Commission of November 19, 2014, and the Liquor Advisory Board of October 2, 2014.

C. McDaniel moved, L. Fronabarger seconded, to approve Consent Agenda Items 5.1, 5.2, 5.3, and 5.4. VOTE: Ayes: C. Harvey, L. Jack, J. Adams, L. Fronabarger, C. McDaniel, J. Bradshaw, and D. Monty. Nays: None. Motion declared carried.

6. General Business

1. Ordinance Authorizing the Refunding of the 2006 General Obligation Bonds

C. Harvey moved, L. Fronabarger seconded, to approve an Ordinance Authorizing the Refunding of the 2006 General Obligation Bonds. DISCUSSION: D. Monty observed that in the unlikely event that the City was unable to pay for these bonds from other sources, the City would be required to levy a property tax. He read into the record the full title of the Ordinance. VOTE: Ayes: C. Harvey, L. Jack, J. Adams, L. Fronabarger, C. McDaniel, J. Bradshaw, and D. Monty. Nays: None. Motion declared carried. (Ordinance 2015-1; Exhibit C-1-6-2015)

2. Ordinance Approving Andy Wallace's Request to Rezone Property Located at 500 North Oakland Avenue from R-1-8, Low Density Residential, to NB, Neighborhood Business, and a Resolution Approving 35 Special Use Permits and Denying 10 Special Use Permits for the Property Zoned NB, Neighborhood Business, for the Property Located at 500 North Oakland Avenue

Council asked about the use of a lot west of the building for overflow parking, whether there needed to be an amendment to include a bonded warehouse in the approved use listing, and if the multiple listings of allowed educational institutions in Exhibit A was redundant or overlapping. Additionally, there was a comment about the absence of certain information which would have been required prior to approval of certain special uses. Andy Wallace, owner of the Armory, responded to a question regarding a request for the manufacturing and storage of spirits, including a tasting room. Mr. Wallace indicated that an individual had expressed interest in the placement of a bonded warehouse at the armory, where wholesale spirits would be stored. Further discussion about the future use of the armory in relation to the bonded warehouse followed, in addition to brief discussion about future special use requests when additional information is made available.

J. Adams moved, J. Bradshaw seconded, to adopt an Ordinance approving the request to rezone the Armory from R-1-8, Low Density Residential, to NB, Neighborhood Business, and to adopt a Resolution Approving 35 Special Use Permits and Denying 10 Special Use Permits for the Armory. VOTE: Ayes: C. Harvey, L. Jack, J. Adams, L. Fronabarger, C. McDaniel, J. Bradshaw, and D. Monty. Nays: None. Motion declared carried. (Ordinance 2015-2, Resolution 2015-R-1; Exhibits D- and E-01-06-2015)

3. Resolution Approving a Redevelopment Agreement Using Tax Increment Financing at 400 South Illinois Avenue

L. Fronabarger moved, J. Adams seconded, to approve the Resolution Authorizing the City Manager to Enter into an Economic Development Tax Increment Financing Agreement with Vernon Cornell for the Property Located at 400 South Illinois Avenue. DISCUSSION: Council asked what business is located at

the address, requested a correction be made to the approximated figures in the attached agreement, and asked about the expected increment to be paid versus the maximum eligible amount in the agreement. VOTE: Ayes: C. Harvey, L. Jack, J. Adams, L. Fronabarger, C. McDaniel, J. Bradshaw, and D. Monty. Nays: None. Motion declared carried. (Resolution 2015-R-2; Exhibit F-1-6-2015)

4. Review of Community Investment Program Checklist Items for Proposed New Projects

The exhibits listing Citizen recommendations, Planning Commission recommendations, and Staff recommendations were reviewed. City Council asked questions, requested clarification, and made comments about several of the recommendations. They also asked what grant funding has been sought, how aggressively it was pursued, and offered alternatives where Staff might consider looking. Discussion occurred regarding the allocation of federal funds to various communities and the many players seeking funds from a limited pool.

Elius Reed, 2101 South Illinois Avenue, noted that at many of the construction sites, out-of-town workers were being hired. He suggested that Carbondale should try to keep some of the funds in town by hiring Carbondale workers.

There were no changes to the proposed Community Investment Program Checklist as presented by staff. Formal action on the Community Investment Program will be included as part of approval of the FY 2016 budget. There was no Council action taken at this meeting.

L. Jack moved, L. Fronabarger seconded, to concur with staff recommendations for the CIP program. VOTE: Ayes: C. Harvey, L. Jack, J. Adams, L. Fronabarger, C. McDaniel, J. Bradshaw, and D. Monty. Nays: None. Motion declared carried.

A short recess observed from 8:29 p.m. to 8:36 p.m.

5. Ordinance Amending Title Two of the Carbondale Revised Code as it Pertains to Class B Liquor Licenses

DISCUSSION: Council discussed whether to require 250' or 500' between B3 licensed establishments, whether the distance requirements should be between B3 licensed locations, a B3 licensed location and any other liquor license location, or B3 licensed locations and other Class B licenses, whether existing licensed establishments would be in compliance, the presence of video gaming machines at other liquor license establishments, from what points (property line or building) the measurement must be made, how monitoring of minimum percentage requirements will occur, how the conversion from a B3 license to a B1 or B2 license would transpire, what consideration was given to the downtown area as to the possible locations for B3-licensed establishments, how the number for the cap was achieved, and comparison of what licenses are issued by the City versus other municipalities.

Jeff Davis, 401 S. Orchard, suggested designated a portion of the five licenses to the downtown area.

Adam Loos, 512 West Pecan, urged the Council to prohibit video gaming establishments in the downtown.

Anna Durrett, West Main Street, noted that the original proposal of 500 feet from any liquor license establishment would prevent location of the B3 establishments in the downtown.

Navreet Kang, 613 South Terrace Drive, suggested any such establishments in the downtown

should have darkened glass to reduce visibility.

J. Adams moved, L. Fronabarger seconded, to approve an Ordinance amending Title Two of the Carbondale Revised Code to add a Class B3 liquor license, as written, except that 2-4-9.B.3 relating to the distance requirement shall limit the location between Class B3 licenses instead of between a Class B3 license any other liquor license. VOTE: Ayes: C. Harvey, J. Adams, L. Fronabarger, J. Bradshaw, and D. Monty. Nays: C. McDaniel. L. Jack abstained. Motion declared carried. (Ordinance 2015-3; Exhibit G-1-6-2015)

7. Council Comments

Councilman Fronabarger commented on articles in the January issue of the Illinois Municipal Review, recommending that Staff and Council read the articles entitled “Steps and Missteps in Marketing to Tourists” and “Helping Cities Get the Most Return on Investment: Making Informed Decisions About Grant Funding Opportunities.” He suggested looking into subscription-based grant research opportunities and commented on the significant grant funds received by Mt. Vernon in the past year. City Manager Baity commented on where the City is currently looking for grant availability and his understanding of such subscription-based grant searches. Acting Mayor Monty noted that he used to review the Federal registry of grants in his previous capacity as a City employee.

Acting Mayor Monty commented that the City Manager had tentatively scheduled a City Council meeting to discuss budget and revenue issues. City Manager Baity recommended a Special City Council meeting for Tuesday, January 20, for the discussion of budget revenues and expenditures in general. City Council members conferred and agreed to meet at 6:00 p.m. on Tuesday, January 20. Finance Director Don Ursini requested the confirmation of the special meeting date.

8. Adjournment

There being no further business to come before the Council, the meeting was declared adjourned at 9:35 p.m.

Jennifer R. Sorrell, City Clerk

Approved by the City Council on:
