

**Local Liquor Control Commission and Regular City Council Meeting December 12, 2023
(Tuesday, December 12, 2023)**

Generated by Jennifer R Sorrell on Monday, December 18, 2023

Members present

Councilmember Ginger Rye Sanders, Councilmember Jeff Doherty, Councilmember LaCaje Hill, Councilmember Clare Killman, Councilmember Adam Loos, Councilmember Nancy Maxwell (remote attendance), and Mayor Carolin Harvey

Meeting called to order at 7:16 PM

5. Preliminaries to the City Council Meeting

Procedural: 5.1 Roll Call

Following roll call, the City Council held a vote to permit Councilmember Maxwell's remote attendance pursuant to the Illinois Open Meetings Act and the Carbondale Revised Code Section 1-2B-13.B.

MOTION: Permit Councilmember Maxwell to attend remotely

Motion: Adam Loos, Second: Jeff Doherty

Ayes: Ginger Rye Sanders , Jeff Doherty, LaCaje Hill, Clare Killman, Adam Loos, and Carolin Harvey

Motion Declared Carried.

Procedural: 5.2 Citizens' Comments and Questions

Citizens addressing the City Council during Citizens' Comments included Chad Perry, James Cooper, Jr., Donald Monty, Hannah Mitchell, Elius Reed, Helene Glikin, and Estrella Godinez.

Procedural: 5.3 Council Comments, General Announcements, and Proclamations

Councilmember Hill noted that the scooters will be removed until spring at the end of the week and announced a toy giveaway on Saturday at Victory Dream Center.

Councilmember Killman thanked attendees for coming to the meeting and encouraged repeat attendance.

Councilmember Rye Sanders announced an event, Project for Compassion, by Women for Change, in collaboration with Bethel AME Church's Feed My Sheep on Thursday, December 21, to serve and benefit individuals without homes.

Mayor Harvey announced that the City would distribute 500 food boxes on December 21.

6. Public Hearings and Special Reports

City Arborist Mark McDaniel provided information about the removal of ash trees which were impacted by emerald ash borers, and the removal of a number of other unhealthy or dead/dying trees out at Evergreen Park and Pleasant Hill Road.

Helene Glikin asked several questions of Mr. McDaniel; Quianya Enge asked why the maintenance was not previously performed. Sandy Litecky expressed her gratitude to the City and arborist Mark McDaniel.

City Councilmembers inquired if all trees had been removed, noted that the City took over the park as of May 1 and that there had been deferred maintenance occurred during Park District management, and noted that the Carbondale Park District is a separate governmental entity over which the City does not exercise any authority.

7. Consent Agenda of the City Council

Action (Consent): **7.1 City Council Meeting Minutes from November 28, 2023**

Resolution: Approve the City Council Meeting Minutes from November 28, 2023.

Action (Consent): **7.3 Resolution Authorizing the City of Carbondale to Enter Into an Intergovernmental Agreement with Greater Egypt Regional Planning Commission for the Creation of a Comprehensive Stormwater Master Plan**

Resolution: Adopt a Resolution authorizing the City of Carbondale to enter into an Intergovernmental Agreement with Greater Egypt Regional Planning Commission to create a Comprehensive Stormwater Master Plan (*Exhibit A-12-12-2023; Resolution 2023-R-78*)

Action (Consent): **7.4 Ordinance Amending Title Sixteen, Chapter Nine of the Carbondale Revised Code Addressing Trail Camera Use at Cedar Lake**

Resolution: Adopt an Ordinance Amending Title Sixteen, Chapter Nine of the Carbondale Revised Code Addressing Trail Camera Use at Cedar Lake (*Exhibit B-12-12-2023; Ordinance 2023-49*)

Action (Consent): **7.5 Resolution Authorizing the City of Carbondale to Contract Legal Services through Lawyers 4 Good Government to Evaluate the Legal Feasibility of Energy Sovereignty, Security, & Democracy**

Resolution: Adopt a Resolution Authorizing the City of Carbondale to Contract Legal Services through Lawyers 4 Good Government to Evaluate Legal Feasibility of Energy Sovereignty, Security, & Democracy (*Exhibit C-12-12-2023; Resolution 2023-R-79*)

Action (Consent): **7.6 Award the Purchase of Two (2) Ford Maverick Hybrid Pickups to Vogler Ford of Carbondale, Illinois in the Amount of \$64,440.00**

Resolution: Award the purchase of two (2) Ford Maverick hybrid pickups to Vogler Ford of Carbondale, Illinois in the amount of \$64,440.00 for the Community Development Department and adopt a resolution to declare a 2005 Crown Victoria as surplus to be used as a trade-in. (*Exhibit D-12-12-2023; Resolution 2023-R-80*)

Action (Consent): **7.7 Resolution Authorizing the City Manager to Enter into a Professional Services Agreement with Prosody Consulting ED, LLC of Kansas City, Missouri in the Amount of \$25,000 to Perform a Benefit-Cost Analysis for a U.S. DOT RAISE Grant Application**

Resolution: Approve a resolution authorizing the City Manager to enter into a Professional Services Agreement with Prosody Consulting ED, LLC of Kansas City, Missouri to perform a Benefit-Cost Analysis for a US DOT grant application (*Exhibit E-12-12-2023; Resolution 2023-R-81*)

Action (Consent): **7.8 Resolution Authorizing the City Manager to Enter into a Professional Services Agreement with Design Works of Carbondale, Illinois for**

Architectural/Engineering Services Related to the Washington Street Entertainment Plaza
Resolution: Approve a resolution authorizing the City Manager to enter a professional services agreement with Design Works for architectural and engineering services related to the Washington Street entertainment plaza. (*Exhibit F-12-12-2023; Resolution 2023-R-82*)

Action (Consent): **7.9 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 (*Exhibit G-12-12-2023; Resolution 2023-R-83*)

Action (Consent): **7.10 Award of Contracts for Various Water Main Replacements to A & W Plumbing & Heating of Murphysboro, Illinois in the Amount of \$1,359,878.46 and Wiggs Excavating, Inc. of Benton, Illinois in the Amount of \$491,518.00**

Resolution: Award Contracts for Various Water Main Replacements to A & W Plumbing & Heating of Murphysboro, Illinois in the Amount of \$1,359,878.46 and Wiggs Excavating, Inc. of Benton, Illinois in the Amount of \$491,518.00

Action (Consent): **7.11 Approval of Consent Agenda Items**

Agenda Item 7.4 – There was an inquiry about any additional reason for the prohibition of game cameras, why the prohibition would be during times outside of the hunting seasons, and whether this section of the Carbondale Revised Code was the appropriate section.

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

Motion by Clare Killman, second by LaCaje Hill.

Final Resolution: Motion Carries

Yea: Ginger Rye Sanders, Jeff Doherty, LaCaje Hill, Clare Killman, Adam Loos, Nancy Maxwell, Carolin Harvey

8. General Business of the City Council

Action: **8.1 Review of Community Investment Program (CIP) Checklist Items for Proposed New Projects**

Councilmember Rye Sanders recommended the addition of Jackson Street from Washington Street to Wall Street; Gum Street; Willow Street from Washington Street to Wall Street, including the Eurma C. Hayes parking lot; and Cedarview from Main Street through Tatum Heights.

Councilmember Doherty requested the removal of the existing fountain at Turley Park with a splash pad; further, he noted that the Planning Commission's recommendations were not included.

Action: 8.2 Ordinances Abating the 2023 Tax Levies for General Obligation Bonds Approve the Ordinances abating the 2023 Debt Service Tax Levies for the 2011, the 2013, the 2020A and 2020B, and the 2022 General Obligation Bonds.

Motion by Jeff Doherty, second by Adam Loos.

Final Resolution: Motion Carries

Yea: Ginger Rye Sanders, Jeff Doherty, LaCaje Hill, Clare Killman, Adam Loos, Nancy Maxwell, Carolin Harvey (*Exhibits H- through L-12-12-2023; Ordinances 2023-50 - 2023-54*)

Action: 8.3 Ordinance Adopting the 2023 Property Tax Levy

Council noted that the city has not increased its real estate tax levy for 12 to 14 years, noting the importance of this fact; additionally, they commented that we are required by law to adopt the library's increase request and that it has been a number of years since they had requested any significant increase.

MOTION: Approve an Ordinance adopting the 2023 Tax Levy in the amount of \$2,235,843 (\$1,035,331 City Purposes, \$1,054,950 Library General Operating Purposes, \$55,876 Library IMRF Purposes, \$41,528 Library Social Security Tax Purposes, \$38,447 Library Liability, Tort, & Insurance Purposes, \$9,711 Library Medicare Tax Purposes)

Motion by Jeff Doherty, second by Adam Loos.

Final Resolution: Motion Carries

Yea: Ginger Rye Sanders, Jeff Doherty, LaCaje Hill, Clare Killman, Adam Loos, Nancy Maxwell, Carolin Harvey (*Exhibit M-12-12-2023; Ordinance 2023-55*)

Action: 8.4 Ordinance Establishing the 2023 Tax Levy for the Downtown Special Services Area Number One

There was a question about the boundaries of the SSA.

MOTION: Approve the Ordinance adopting the 2023 Tax Levy in the amount of \$48,991.09 for the Downtown Special Service Area Number One

Motion by Adam Loos, second by Clare Killman.

Final Resolution: Motion Carries

Yea: Ginger Rye Sanders, Jeff Doherty, LaCaje Hill, Clare Killman, Adam Loos, Nancy Maxwell, Carolin Harvey (*Exhibit N-12-12-2023; Ordinance 2023-56*)

Discussion, Information: 8.5 City Council Discussion of Proposed Rental Property Licensing and Housing Rights Ordinances

Note from City Clerk: discussion on this agenda item extended for over one hour. The minutes below are a brief synopsis of those speaking and the content of those remarks. For full details, the full audio/video is available through the City's website. Please contact the City Clerk's office for details on where to access the verbatim record.

Speakers shared their experiences in renting, or attempting to rent, in Carbondale, historical changes in the condition of properties, forgoing the adoption of new ordinances in favor of enforcing current ordinances and codes, urging action on the ordinances quickly, expressing the need for further discussion and meetings that includes input with both property owners/managers and renters, the need to educate both tenants and landlords about currently existing and proposed language, changes in the rental codes and enforcement over the years, noting the number of property owners this would impact, the importance of ensuring all owners were notified, seeking input from those who live near rental properties, alternative suggestions for vacant rental properties, specific language in the Ordinances that was objectionable, expanding the focus group and providing additional opportunities for them to meet, and not taking actions that would reduce the number of available rental properties.

Individuals who shared their opinions regarding the proposed Ordinances included Garrett Ellingsworth, Dawn Roberts, Elliot Rheinecker, Nancy Cunningham, Libby Gerdes, Victor Ludwig, Jeff Woodruff, Brigitta Mac-Rizzo, Scott Hendricks, Sandy Litecky, John Ham, Donald Monty, Ron Deedrik, Rolf Schilling, and Denton Williams.

Following the remarks from the public, the City Council shared their individual opinions regarding the proposed ordinances, identified additional steps needed, and responded to points raised by individuals. It was noted that the Ordinances require additional review, modifications, and are not ready for adoption at this point.

9. Adjournment of the City Council Meeting

Procedural: 9.1 Adjourn meeting

There being no further business to come before the City Council, the meeting was declared adjourned at 9:21 p.m.

Jennifer R. Sorrell, City Clerk

Date