

Local Liquor Control Commission and Regular City Council Meeting February 13, 2024 (Tuesday, February 13, 2024)

Generated by Jennifer R Sorrell on Wednesday, February 14, 2024

Councilmembers present

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

Meeting called to order at 6:25 PM

5. Preliminaries to the City Council Meeting

Procedural: 5.1 Roll Call

Procedural: 5.2 Citizens' Comments and Questions

Citizens addressing the City Council during Citizens' Comments included Sandy Litecky, Connor Sullivan, Yara Hindi, Jane Adams, Jake Makus, James Cooper, Jr., Dean Amley, Abdullah NLK, Marcella Woodson, and Barry Spehn.

Procedural: 5.3 Council Comments, General Announcements, and Proclamations

Councilmember Hill announced he is hosting a community birthday celebration and fundraiser on April 12 at the Civic Center.

Councilmember Killman noted her appreciation to those attending the meeting; commented on how the Mayor's requests with regard to behavior and engagement during council meetings benefits the Council; and summarized possible opportunities that might present themselves as a result of her participation in the National Academy of Public Administration's Local Government 2030 Grand Challenges initiatives.

Councilmember Loos suggested allowing time for attendees to exit prior to beginning the next item.

Procedural: 5.4 Proclamation for National Black History Month

Mayor Harvey declared the month of February 2024 as Black History Month in the City of Carbondale and encouraged all citizens to respectfully celebrate our diverse heritage and cultures.

6. Public Hearings and Special Reports

Discussion: 6.1 Presentation on the Proposed Permanent Stage to be Located at the 100 - 200 block of South Washington Street

Mark Bollmann, project manager for the City, and Thad Heckman, engineer, presented 30% completion schematics for the stage project.

Council inquired if the loading dock area might receive any kind of treatment to improve its appearance, noted that the new multimodal station will mean additional trains coming through, and commented about a recessed railroad track.

Dan Terry asked how many parking spaces would remain, if a feasibility study had been conducted about this project on existing businesses, and the sufficiency of restroom facilities. He noted the impact that these events currently have on his business.

Public Hearing: 6.2 Public Hearing on Proposed Rental Licensing and Housing Rights Ordinances

Mayor Harvey declared the public hearing open at 7:34 p.m.

Greg Holthaus noted concerns about the new proposal and commented on an issue that exists with illegal property managers. He offered insight on matters such as licensed property managers. He also stated that it would not be possible in August to perform in-person inspections with each renter, but technology can provide assistance both landlords and renters, explaining how his software platform works.

Jonathan Kibler explained that a significant portion of his work as an attorney deals with assisting landlords with their responsibilities during evictions, remarking that the judges in Jackson County pay attention to the rights of both parties. He noted that there are already laws on the books to address the issues at hand and enforcement could be the key. He then itemized specific sections within the proposed language that he felt need additional work.

Victor Ludwig remarked that diligent landlords who follow the law have nothing to fear and stand to benefit from the proposed changes. He feels the City needs to add additional enforcement mechanisms. He commented on building infestations and that he is having to relocate to live safely and healthily, but it will unfortunately be outside of city limits.

Adam Ashby stated that he feels landlords do not add value, rather the builders who construct homes provide value. He provided a hypothetical scenario to illustrate that point. He further elaborated on the pricing of houses and its impact on homelessness and noted that being a landlord is a privilege and not a right.

Loretta Cooley shared her experience in operating rentals, commented on being on-call at all times, shared the positive experiences as a landlord and by her tenants. She indicated that she is doing fine without additional regulations.

Denton Williams asked how to address his questions and about licensing costs. He requested additional clarification be included in specific sections of the drafted language in 22-4-4-G and remarked on the problems with section 22-4-3 “end of lease inspection.”

Rolf Schilling commented that he was under the impression after the last discussion on this topic that a committee would meet, noting that there should be an opportunity to sit down with the city staff to review the issues. He then commented that it was too soon to hold this public hearing.

D Gorton remarked on issues with transparent communications with the government and public. Further, he commented on differences between small and large landlords. He then reiterated his issues with working with the city.

Barry Spehn commented on why he moved out of the city.

Ron Deedrick, representing Illinois Realtors, noted that had not been any additional dialogue between the interested parties and urged additional meetings. He then commented on 22-4-4-B, Safe Housing Addenda, being increasingly under scrutiny in various states and pending legislation.

Jamie Snyder responded to questions about the purpose of holding the public hearing as opposed to a meeting of select individuals and also spoke on the matter of the Safe Housing Addenda.

Public Hearing declared closed at 8:18 p.m.

7. Consent Agenda of the City Council

Action (Consent): 7.1 **Regular City Council Meeting Minutes from January 23, 2024**

Resolution: Approve the minutes from the regular City Council meeting of January 23, 2024.

Action (Consent): 7.2 **Approval of Warrant for the Period Ending: 01/19/2024 for the FY 2024 Warrant 1477 in the Total Amount of \$2,625,351.74**

Resolution: Accept the following report of payments made for the period ended: 01/19/2024 totaling \$2,625,351.74 (*Exhibit A-02-13-2024*)

Action (Consent): 7.3 **Approval of Warrant for the Period Ending: 02/02/2024 for the FY 2024 Warrant 1478 in the Total Amount of \$1,420,686.13**

Resolution: Accept the following report of payments made for the period ended: 02/02/2024 totaling \$1,420,686.13 (*Exhibit B-02-13-2024*)

Action (Consent): 7.4 **Reappointment to Boards and Commissions**

Resolution: Council is requested to concur with Mayor Harvey's recommended reappointment to Boards and Commissions

Action (Consent): 7.5 **Accept Permanent Easements for Stormwater Replacement Project (CIP 9902)**

Resolution: Accept easements for CIP project SS9902.

Action (Consent): 7.6 **Resolution Authorizing the City Manager to Submit an Application for U.S. Department of Transportation's Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant Program**

Resolution: Approve a resolution authorizing the City Manager to submit an application for U.S. Department of Transportation's RAISE grant program. (*Resolution 2024-R-08; Exhibit C-02-13-2024*)

Action (Consent): **7.7 Award of Contract to Hutchison Engineering, Inc. in the Amount of \$49,526 for Phase III Engineering/Construction Inspection Services for the East College Street Box Culvert Replacement (CIP ST1303)**

Resolution: Award of Contract to Hutchison Engineering, Inc. in the Amount of \$49,526 for Phase III Engineering/ Construction Inspection Services for the College St Box Culvert Replacement (CIP ST1303)

Action: **7.8 Award of Purchase of three (3) Police Vehicles from Vogler Ford, Carbondale, IL in the Amount of \$146,335; Approve an Ordinance Authorizing a Budget Adjustment to Increase the Police Department's FY24 Budget in the Amount of \$146,335; and Declare City-Owned Property as Surplus**

Award the purchase of three (3) vehicles from Vogler Ford, Carbondale, IL in the amount of \$146,335 approve an Ordinance authorizing a budget adjustment increasing the Police Department's FY2024 budget in the amount of \$146,335.00 and declare replaced vehicles as surplus property.

Pulled by C. Killman

Action (Consent): **7.9 Approval of Consent Agenda Items**

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

Agenda Item 7.6 – Revisions were requested to include East Willow Street, Gum Street, and Jackson Street as part of this project.

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

Motion by Adam Loos, second by LaCaje Hill.

Final Resolution: Motion Carries

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

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MOTION: Award the purchase of three (3) vehicles from Vogler Ford, Carbondale, IL in the amount of \$146,335 approve an Ordinance authorizing a budget adjustment increasing the Police Department's FY2024 budget in the amount of \$146,335.00 and declare replaced vehicles as surplus property.

Motion by Adam Loos, second by Ginger Rye Sanders.

Final Resolution: Motion Carries

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

Nay: Clare Killman (*Ordinance 2024-04; Exhibit D-02-13-2024*)

8. General Business of the City Council

Action: 8.1 A Resolution Approving and a Resolution Denying the Glisson Subdivision

MOTION: Adopt a Resolution Approving the Glisson Subdivision

Motion by Clare Killman, second by LaCaje Hill.

Final Resolution: Motion Carries

Yea: Clare Killman, Adam Loos, Nancy Maxwell, Ginger Rye Sanders, Jeff Doherty, LaCaje Hill, Carolin Harvey (Resolution 2024-R-09; *Exhibit E-02-13-2024*)

Discussion, Public Hearing: 8.2 Discussion with Stakeholders Concerning Rental Agent Licensing, Rental Unit Licensing, and Housing Rights

City Councilmembers remarked that these Ordinances have a long way to go before any action. Councilmembers also commented on specific areas in the Ordinances where they are interested in seeing changes, the need to hold additional meetings with stakeholders and including equal representation of landlords and tenants, shared concerns that had been expressed to them by members of the community, remarked on a need to review proposed changes from Councilmember Loos, expressed hope that collaboration will continue, and commented on the impact of substandard housing and what we see on the street.

Don Monty indicated that just having meetings or a public hearing does not necessarily get you where you want to be and that it is necessary to sit down one on one or with groups of people about what problems and solutions are from their perspectives.

Denton Williams indicated an interest in seeing Councilmember Loos' revisions and that there are existing protections from retaliatory eviction per law.

Victor Ludwig asked how we propose to constitute this group or groups.

Action: 8.3 Ordinance Amending Title Sixteen, Chapter Nine, Section Six of the Carbondale Revised Code Addressing Operational Procedures at Poplar Camp Beach

Councilmembers asked questions about proposed changes at the beach, how much income the beach brings in, and how to generate income from the beach; expressed concern about safety and not being comfortable with voting for this change; asked that staff make every effort to hire lifeguards; commented on the amount of revenue generated versus the expenditures for increased recreation options with the proposed Cedar Lake recreation plan; expressed no concern about there being no lifeguards on duty; urged keeping costs consistent with revenues; asked about the qualifications for lifeguards; and suggested an increase in marketing the beach.

MOTION: Adopt an Ordinance Amending Title Sixteen, Chapter Nine of the Carbondale Revised Code Addressing Operational Procedures at Poplar Camp Beach

Motion by Jeff Doherty, second by Clare Killman.

Final Resolution: Motion Carries

Yea: Clare Killman, Adam Loos, Nancy Maxwell, Jeff Doherty, Carolin Harvey
Nay: Ginger Rye Sanders, LaCaje Hill (*Ordinance 2024-05; Exhibit F-02-13-2024*)

Action: 8.4 Approve a Proposal to Enter into an Intergovernmental Agreement with Jackson County and the City of Murphysboro to Purchase, Remodel, and Operate an Animal Control Facility

Councilmember Killman noted the reasons that she is abstaining from discussion or action.

Councilmembers expressed concern about possible impact on residences near this property; questioned whether the Humane Society is still interested in doing business with the City; whether this agreement was a preliminary step; disagreed with spending this amount of money on animals when there are people sleeping on the ground; and asked about fees with the Humane Society and whether a similar fee structure would apply to the proposed location.

MOTION: Approve a proposal to enter into an intergovernmental agreement with Jackson County and the City of Murphysboro to purchase, remodel, and operate an animal control facility.

Motion by Jeff Doherty, second by LaCaje Hill.

Final Resolution: Motion Carries

Yea: Adam Loos, Ginger Rye Sanders, Jeff Doherty, LaCaje Hill, Carolin Harvey

Nay: Nancy Maxwell

Abstain: Clare Killman

9. Adjournment of the City Council Meeting

Procedural: 9.1 Adjourn meeting

There being no further business to come before the Local Liquor Control Commission, the meeting adjourned at 9:47 p.m.

Jennifer R. Sorrell, City Clerk

Date