Regular City Council Meeting March 12, 2024 (Tuesday, March 12, 2024)
Generated by Jennifer R Sorrell on Wednesday, March 13, 2024

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

Meeting called to order at 6:00 PM
1. Preliminaries to the City Council Meeting
Procedural: 1.1 **Roll Call**

Procedural: 1.2 **Citizens' Comments and Questions**
Members of the public addressing the City Council included Sandy Litecky, James Cooper, Jr., Lee Fronabarger, Luke Herron-Titus, Dean Amley, Laura Van Abbema, Kyle Sullivan, Dan Joutros, Elizabeth Hartman, and Dawn Roberts.

Procedural: 1.3 **Council Comments, General Announcements, and Proclamations**
Councilmember Killman expressed disagreement about geopolitical subject matters not being the domain of the City Council.

Councilmember Hill concurred with Councilmember Killman.

Councilmember Maxwell concurred with Councilmembers Killman and Hill, but disagreed with public comments regarding racism.

Councilmember Loos noted his appreciation for City Manager Williams' service, offered a suggestion for the selection of individuals to serve on a committee to discuss the licensing of rentals and/or landlords, and changing the Ordinance for public comment if comments are to be accepted about any topic.

Mayor Harvey reminded the public that the next Meet the Mayor meeting would be Wednesday at the Eurma C. Hayes Center.

Procedural: 1.4 **Proclamation for National Small Business Development Center Day**

Mayor Harvey proclaimed Wednesday, March 20, 2024, as National Small Business Development Center Day in the City of Carbondale, and encouraged citizens to join in extending best wishes and continued success to the Illinois Small Business Development Center at Southern Illinois University Carbondale.

2. Public Hearings and Special Reports
Public Hearing: 2.1 **Public Hearing for Sale of City-Owned Property at 218 West Walnut Street**

In 2016, the City of Carbondale purchased three parcels that made up the former Walnut Street Baptist Church. The original 1922 church building was once located on one parcel, the second parcel is the site of the building constructed in 1950 and the third parcel was used as the church's parking lot.

The Carbondale Revised Code establishes the process for the sale of City-owned property for economic development purposes. The City of Carbondale has negotiated a contract with Ellrow Entertainment, LLC to convey the parcel where the 1922 building once stood, the parcel where the 1950 building now stands, and an approximately 176 square feet portion of the church's former parking lot.

The 176 square feet portion of the parking lot is included in the property description of the land transfer, and the survey plat is provided.

The portion marked by a red outline on the attached map indicates the approximate location of the 176 sq. ft. portion of the former church parking lot. This portion marked includes the area that the church used to build an elevator, and as a result has become part of the remaining church building, and should be conveyed along with the other two parcels.

Ellrow Entertainment, LLC plans to use this property to transform the historic structure into an entertainment venue, and additionally include retail space on the lower level of the building. A notice of the proposed land sale must be published at least 7 days, but no longer than 30 days, prior to a public hearing before the City Council. The notice was published in the Southern Illinoisan on March 2, 2024.

Mayor Harvey declared the public hearing open at 6:38 p.m.

Donald Monty asked if anyone could elaborate on what the nature of the entertainment might be.

There being no further public comments or questions, Mayor Harvey declared the public hearing closed at 6:39 p.m.

3. Consent Agenda of the City Council
Action (Consent): 3.1 **Meeting Minutes of February 27, 2024**
Resolution: Accept the meeting minutes from the February 27, 2024, City Council Meeting

Action (Consent): 3.2 **Approval of Warrant for the Period Ending: 03/01/2024 for the FY 2024 Warrant 1480 in the Total Amount of $1,416,864.85**
Resolution: Accept the following report of payments made for the period ended: 03/01/2024 totaling $1,416,864.85 *(Exhibit A-03-12-2024)*

Action (Consent): 3.3 **Approval of Wells Fargo Warrant for the Period Ending 12/31/2023 FY 2024 Warrant # WF 12/2023 in the amount of $130,138.03**
Resolution: Accept the following report of payments made for the period ended: 12/31/2023 totaling $130,138.03 *(Exhibit B-03-12-2024)*

Action (Consent): 3.4 **Appointment to Boards and Commissions**
Resolution: Council is requested to concur with Mayor Harvey's recommended appointment to Boards and Commissions

Action (Consent): 3.5 **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): 3.6 **Award of Contract for CIP Project ST2401 - Various Streets Rehabilitation to Include Giant City Road From Walnut to N/O Grand Ave, Sunny Acres Drive, and Cedarview from Main St to Walnut to Samron Midwest Contracting Inc., of Murphysboro, Illinois in the Amount of $931,387**
Resolution: Award of Contract for CIP Project ST2401 - Various Streets rehabilitation Giant City Road From Walnut to N/O Grand Ave, Sunny Acres Dr and Cedarview from Main St to S/O Walnut to Samron Midwest Contracting Inc., of Murphysboro, Illinois in the Amount of $931,387.

Action (Consent): 3.7 **Ordinance Authorizing a Budget Adjustment to Increase the TIF District #1 Division for Costs related to the Mural at 317 E Main Street**
Resolution: Approve an Ordinance Authorizing a Budget Adjustment to Increase the TIF District #1 Division for Costs related to the Mural at 317 E Main Street *(Ordinance 2024-07; Exhibit C-03-12-2024)*

Action (Consent): 3.8 **Award an Engineering Contract with Thouvenot, Wade & Moerchen, Inc. (TWM) of Swansea, IL in the Amount of $276,187 for the Design of the Grand Ave HSIP Project (ST2505)**
Resolution: Award an Engineering Contract with Thouvenot, Wade & Moerchen, Inc. (TWM) of Swansea, IL in the Amount of $276,187 for the Design of the Grand Ave HSIP Project (ST2505)

Action (Consent): 3.9 **Approval of Consent Agenda Items**
Resolution: Approve all Consent Agenda items not pulled for separate consideration

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

Motion by Clare Killman, second by LaCaje Hill.
Final Resolution: Motion Carries
Yea: Nancy Maxwell, Ginger Rye Sanders, Jeff Doherty, LaCaje Hill, Clare Killman, Adam Loos, Carolin Harvey

4. General Business of the City Council
Action: 4.1 **Resolution Authorizing the City Manager to Execute a Contract for the Sale of Land to Ellrow Entertainment, LLC for Property at 218 West Walnut Street and to Authorize the Mayor to Execute a Quit Claim Deed for Conveyance of Said Land**

Adam Fletcher responded to Don Monty's question raised during the public hearing regarding the nature of entertainment at the building.

Lee Fronabarger noted his approval for the sale and asked about the City's cost to purchase the structure and whether there was a provision in the contract for the property to revert back to the City.

Dawn Roberts expressed her approval of both the purchaser and proposal.

MOTION: Approve a Resolution Authorizing the City Manager to Execute a Contract for the Sale of Land to Ellrow Entertainment, LLC for Property at 218 West Walnut Street and to Authorize the Mayor to Execute a Quit Claim Deed for Conveyance of Said Land

Motion by Adam Loos, second by Jeff Doherty.
Final Resolution: Motion Carries
Yea: Ginger Rye Sanders, Jeff Doherty, LaCaje Hill, Clare Killman, Adam Loos, Carolin Harvey
Nay: Nancy Maxwell *(Resolution 2024-R-11; Exhibit D-03-12-2024)*

Action, Discussion: 4.2 **City Council Discussion and Recommendation of Community Agency Funding Requests for the FY2025 Fiscal Year Budget**

Note from Clerk: This discussion continued for nearly three hours, except for a brief recess between 8:39 to 8:47 p.m. There was no formal action during the item, but the Council considered each application on the funding memorandum to arrive at a consensus at a specified funding level. To review the entirety of the discussion, please contact the City Clerk's Office for an explanation of how to access the video recording of the meeting.

Councilmembers inquired if the prior grant recipients had all required reports, expressed their thoughts regarding specific individual funding requests, asked about recommendation amounts and details about funding requests, responded to other Councilmembers comments, noted any conflict of interest or appearance of conflict of interest and suggested a future discussion by the Council about how to address funding organizations with which a Council member has deep involvement, commented on the importance of conducting field visits to the locations of service, disagreed with the concept of funding scholarship requests versus direct agency funding, and commented on the granting of government funds to religious organizations.

City Manager Williams reviewed each application listed on the Community Agency Funding Staff memo and provided additional clarification and Staff's rationale behind the recommendations.

Members of the public commenting on or speaking on behalf of the funding applications and requests included Devin Johnson, Margaret Nesbitt, Kyle Sullivan, Elizabeth Hartman, Leah Driscoll, Matt Collinsworth, Jane Adams, Deborah Woods, Kate Heist, Erin Ashley, Delores Penn, Dan Joutros, Claire Hughes, Aaron Lee, Carrie Vine, Marcella Woodson, Laura Van Abbema, Janice Paull, Lee Fronabarger, Don Monty, Marsha Ryan, Lawrence Weigert, and Doug Cherry.

A break was observed from 8:39 to 8:47 p.m.

Council then considered each individual funding request and arrived at a consensus for an appropriate funding level.

Artspace – consensus for $45,400
Attucks After School – no concurrence for $15,000; concurrence at $20,450
Attucks Summer Food and Enrichment – no concurrence at $24,289; no concurrence at $10,000; concurrence for a reimbursement-based funding level at $24,289
Bethel AME Feed My Sheep – concurrence for one-time request of $16,000
Boys and Girls Club – concurrence at $0
Brehm Preparatory School – concurrence at $0
Food Autonomy – concurrence for $15,000
Carbondale United – no concurrence for $25,000; no concurrence for $35,000; no concurrence for $30,000; concurrence the second time around for $25,000
Carbondale Warming Center – concurrence for $0
Eurma C Hayes Center – concurrence for one-time $30,000
Food Works – no concurrence at $3,000; no concurrence at $6,746; no concurrence at $4,500.00; concurrence at $4,000
For Kids Sake – concurrence at $0
Gift of Love dba The Little Resource Center - concurrence at $2,500
Good Samaritan – no concurrence for $25,000; no concurrence for $0; concurrence at $25,000 contingent upon a forward facing non-discriminatory policy
Green Earth – concurrence at $10,000
Hopewell Church Back to School Event – concurrence at $10,000
I Can Read of Southern Illinois – concurrence at $25,000
McLeod Summer Playhouse – concurrence at $0
Presbyterian Preschool Early Education Program – no concurrence at $10,000; no concurrence at $0; concurrence at $3,000 for supplies
Rainbow Cafe – concurrence for one-time $20,000
RBF Bucky Dome – no concurrence at $30,203; no concurrence at $0; no concurrence at $20,000; concurrence for one-time $15,000 funding
Senior Adult Services – concurrence at $30,000

Southern Illinois Coalition for the Homeless - concurrence at $6,989 recommendation
Southern Illinois Collaborative Kitchen – concurrence at $21,200
Southern Illinois Music Festival – concurrence at $3,500
Survivor Empowerment Center; no concurrence at $37,984; concurrence at $11,000
Titan Foundation & Skills Academy – no concurrence at $10,000; concurrence at $15,000
Toys for Tots – concurrence at $2,100
Victory Dream Center – concurrence at $10,224
WDBX – concurrence for one-time funding at $5,000
Women for Change – there was concurrence at $21,960
Y'all Rock – there was no concurrence at $750.00, but was concurrence at $5,000
Carbondale Main Street, Jackson County Mass Transit, and Saluki Express – consensus at the recommended amounts – no separate discussion

Included during the review of these individual funding applications was a strongly emphasized request to break out funding requests from religious organizations.

5. Executive Session
Action: 5.1 **Executive Session to Discuss the Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees of the Public Body**

MOTION: Enter into Executive Session to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body pursuant to ILCS 120/2(c)(1) of the Illinois Open Meetings Act.

Motion by Jeff Doherty, second by Clare Killman.
Final Resolution: Motion Carries
Yea: Nancy Maxwell, Ginger Rye Sanders, Jeff Doherty, LaCaje Hill, Clare Killman, Adam Loos, Carolin Harvey *Open session recessed at 9:48 p.m.*

Action: 5.2 **Return to Open Session**

MOTION: Return to Open Session

Motion by Ginger Rye Sanders, second by Clare Killman.
Final Resolution: Motion Carries
Yea: Nancy Maxwell, Ginger Rye Sanders, Jeff Doherty, LaCaje Hill, Clare Killman, Adam Loos, Carolin Harvey *Open session recessed at 10:51 p.m.*

6. Adjournment of the City Council Meeting
Procedural: 6.1 **Adjourn meeting**

There being no further business to come before the City Council, the meeting was declared adjourned at 10:52 p.m.

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Jennifer R. Sorrell, City Clerk Date