Local Liquor Control Commission and Regular City Council Meeting May 14, 2024 (Tuesday, May 14, 2024)
Generated by Jennifer R Sorrell on Wednesday, May 15, 2024

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

Meeting called to order at 6:15 PM

5. <u>Preliminaries to the City Council Meeting</u>
Procedural: 5.1 **Roll Call**

Procedural: 5.2 **Citizens' Comments and Questions**
Citizens addressing the City Council included Jacob Minkus, James Cooper, Jr., Abdelhameed Nawwar, Susan Pearlman, Keith Felty, Connor Sullivan, Georgiana Hoffman, Tish Turl, and Lynn Hinkle.

Procedural: 5.3 **Council Comments, General Announcements, and Proclamations**

Councilmember Hill commented on the enforcement of mis-parked Veo scooters

Councilmember Killman read a statement advocating for peace and reconciliation and cautioning against belittling one another, entrenchment in beliefs, and zero sum games.

Councilmember Rye Sanders expressed appreciation for the audience's commitment and noted the importance of respectful communication with one another. She announced the Labor Tour May Day with One Fair Wage at the Eurma C. Hayes Center at 6:00 p.m. on May 16, announced Women for Change's Big Event on June 8, and a joint meeting between Women for Change and Carbondale United on May 23 at the Fields apartments.

Councilmember Doherty asked to see a copy of the agreement with Veo scooters to look at what can be done to improve the policing of the scooters' placement.

Councilmember Loos asked if this was the last meeting where comments on the Israel Hamas conflict would be accepted. He indicated that if further comments follow, he would start commenting on the matter; further, he commented on "political hobbyism," as explained in the book "Politics Is For Power."

Mayor Harvey commented that people did not want to listen to anyone else's opinion.

Councilmember Maxwell noted the problems with the sewer system and flooding in the northeast side, commented on behavior during meetings, and shared her personal feelings on conflict and peace. She announced a "pizza and politics" meeting at the collaboration center on May 15 and a free diversity, equity, and inclusion training for the workplace on June 28 at the collaboration center.

Mayor Harvey announced WDBX would be having a gospel concert on May 24 and the next Meet the Mayor session at Kroger's Starbucks on May 15.

Procedural: 5.4 **Proclamations for National Public Works Week, National Travel and Tourism Week, National Cities, Towns, and Villages Month**

Mayor Harvey declared May 19-24 as National Public Works Week in Carbondale and urged citizens to recognize the contributions that public works employees make everyday to protect the health, safety, comfort, and quality of life for all.

Mayor Harvey declared May 19-25 as National Travel and Tourism Week in Carbondale and asked citizens to join in recognizing the essential role this industry plays in Carbondale and southern Illinois region.

Mayor Harvey declared Tuesday, May 14, 2024, as Public Employee Recognition Day in Carbondale and urged citizens to join in recognition and support for those committed to serving the public.

6. Public Hearings and Special Reports

7. Consent Agenda of the City Council

Action (Consent): 7.1 **Minutes from the Regular City Council Meeting of April 23 and the Special City Council Meeting of May 6, 2024**

Resolution: Approve the minutes from the regular City Council meeting of April 23 and the Special City Council meeting of May 6, 2024

Action (Consent): 7.2 **Approval of Wells Fargo Warrant for the Period Ending 02/29/2024 FY 2024 Warrant # WF 02/2024 in the amount of $127,114.92**

Resolution: Accept the following report of payments made for the period ended: 02/29/2024 totaling $127,114.92 *(Exhibit A-05-14-2024)*

Action (Consent): 7.3 **Approval of Wells Fargo Warrant for the Period Ending 03/31/2024 FY 2024 Warrant # WF 03/2024 in the amount of $167,153.72**

Resolution: Accept the following report of payments made for the period ended: 03/31/2024 totaling $167,153.72 *(Exhibit B-05-14-2024)*

Action (Consent): 7.4 **Approval of Warrant for the Period Ending: 04/26/2024 for the FY 2024 Warrant 1484 in the Total Amount of $1,976,545.47**

Resolution: Accept the following report of payments made for the period ended: 04/26/2024 totaling $1,976,545.47 *(Exhibit C-05-14-2024)*

Action (Consent): 7.5 **Resolution Appropriating Motor Fuel Tax Funds for the FY 2025 Program for Maintenance of Streets and Alleys**

Resolution: Approve a Resolution for Maintenance of Streets and Highways by Municipality Under the Illinois Highway Code for appropriating $506,460 in Motor Fuel Tax Funds pending review and approval by the Illinois Department of Transportation *(Resolution 2024-R-21; Exhibit D-05-14-2024)*

Action (Consent): 7.6 **Resolution Appropriating $439,255.84 from the Local Improvement Fund for the Construction of the IL 13 Multi-Use Path (Saluki Greenway) Project (CIP#OS2101)**
Resolution: Approve a Resolution Appropriating $439,255.84 from the Local Improvement Fund for the Construction of the IL 13 Multi-Use Path (Saluki Greenway) Project (CIP#OS2101) *(Resolution 2024-R-22; Exhibit E-05-14-2024)*

Action (Consent): 7.7 **Ordinance Approving a Budget Adjustment for the Purchase of Land Located on the Northeast Corner of South Washington Street and Walnut Street**
Resolution: Approve an ordinance increasing the General Fund budget for the purchase of land on S. Washington Street *(Ordinance 2024-12; Exhibit F-05-14-2024)*

Action (Consent): 7.8 **Award of Two-Year Mowing Contract for FY2025 and FY2026 to J & S Services of Desoto, Illinois in the Estimated Amount of $133,568.70**
Resolution: Award the Two-Year Mowing Contract for FY2025 and FY2026 to J & S Services of Desoto, Illinois in the Estimated Amount of $133,568.70

Action (Consent): 7.9 **Resolution Authorizing the Interim City Manager to Enter into an Agreement with Crawford, Murphy, and Tilly, Inc. in an Amount Not-To-Exceed $255,000 for Engineering Services for Water Treatment Plant On-Site Chlorine Generation System (CIP WS2501)**
Resolution: Approval of an Agreement with Crawford, Murphy, and Tilly, Inc. in an Amount Not-To-Exceed $255,000 for Engineering Services for Water Treatment Plant On-Site Chlorine Generation System (CIP WS2501) *(Resolution 2024-R-23; Exhibit G-05-14-2024)*

Action (Consent): 7.10 **Resolution Authorizing the Interim City Manager to Enter into an Intergovernmental Agreement with Greater Egypt Regional Planning and Development Commission in an Amount Not-To-Exceed $30,000 for Professional Services for Nutrient Assessment Reduction Planning**
Resolution: Approval of an Intergovernmental Agreement with Greater Egypt Regional Planning and Development Commission in an Amount Not-To-Exceed $30,000 for Professional Services for Nutrient Assessment Reduction Planning *(Resolution 2024-R-24; Exhibit H-05-14-2024)*

Action (Consent): 7.11 **Resolution Authorizing the Interim City Manager to Enter into a Professional Services Agreement with Baysinger Architects of Marion, Illinois for Architectural/Engineering Services Related to the Super Block Concession/Bathroom ADA improvements**
Resolution: Approve a Resolution Authorizing the Interim City Manager to Enter into a Professional Services Agreement with Baysinger Architects of Marion, Illinois for Architectural/Engineering Services Related to the Super Block Concession/Bathroom ADA improvements *(Resolution 2024-R-25; Exhibit I-05-14-2024)*

Action (Consent): 7.12 **Resolution Approving SP 24-11, Amending the Final BPL Development Plan for Today's Technology at 1235 East Walnut Street**
Resolution: Adopt a Resolution Approving SP 24-11, Amending the Final BPL Development Plan Amendment for Today's Technology at 1235 East Walnut Street *(Resolution 2024-R-26; Exhibit J-05-14-2024)*

Action (Consent): 7.13 **Resolution Authorizing the Interim City Manager to Enter into an Agreement with Crawford, Murphy, and Tilly, Inc. in an Amount Not-To-Exceed $150,000 for Engineering Services for Wastewater Treatment Optimization Study - Phase Two (CIP WW2301)**
Resolution: Approval of an Agreement with Crawford, Murphy, and Tilly, Inc. in an Amount Not-To-Exceed $150,000 for Engineering Services for Wastewater Treatment Optimization Study - Phase Two (CIP WW2301) *(Resolution 2024-R-27; Exhibit K-05-14-2024)*

Action (Consent): 7.14 **Resolution Authorizing the Interim City Manager to Enter into a Code Compliance Tax Increment Financing Agreement with Artistic Mind Tattoos for a Redevelopment Project at 603 S Illinois Avenue**
Resolution: Approve Resolution Authorizing the Interim City Manager to Enter into a Code Compliance Tax Increment Financing Agreement with Artistic Mind Tattoos for a Redevelopment Project at 603 S Illinois Avenue *(Resolution 2024-R-28; Exhibit L-05-14-2024)*

Action (Consent): 7.15 **Resolution Authorizing the Interim City Manager to Enter into a Code Compliance Tax Increment Financing Agreement with Ellrow Entertainment for a Redevelopment Project at 218 W. Walnut Avenue**
Resolution: Approve Resolution Authorizing the Interim City Manager to Enter into a Code Compliance Tax Increment Financing Agreement with Ellrow Entertainment for a Redevelopment Project at 218 W. Walnut Avenue *(Resolution 2024-R-29; Exhibit M-05-14-2024)*

Action (Consent): 7.16 **Resolution Authorizing the Interim City Manager to Enter into a Code Compliance Tax Increment Financing Agreement with Kyung Shi Lee for a Redevelopment Project at 520 South Illinois Avenue**
Resolution: Approve Resolution Authorizing the Interim City Manager to Enter into a Code Compliance Tax Increment Financing Agreement with Kyung Shi Lee for a Redevelopment Project at 520 South Illinois Avenue *(Resolution 2024-R-30; Exhibit N-05-14-2024)*

Action (Consent): 7.17 **Resolution Authorizing the Interim City Manager to Enter into a Code Compliance Tax Increment Financing Agreement with Daniel R. Presley for a Redevelopment Project at 215 South Illinois Avenue**
Resolution: Approve Resolution Authorizing the Interim City Manager to Enter into a Code Compliance Tax Increment Financing Agreement with Daniel R. Presley for a Redevelopment Project at 215 South Illinois Avenue *(Resolution 2024-R-31; Exhibit O-05-14-2024)*

Action (Consent): 7.18 **Resolution Authorizing the Interim City Manager to Enter into a Code Compliance Tax Increment Financing Agreement with Big Muddy Rentals for a Redevelopment Project at 122 & 124 South Illinois Avenue**

Resolution: Approve Resolution Authorizing the Interim City Manager to Enter into a Code Compliance Tax Increment Financing Agreement with Big Muddy Rentals for a Redevelopment Project at 122 & 124 South Illinois Avenue *(Resolution 2024-R-32; Exhibit P-05-14-2024)*

Action (Consent): 7.19 **Resolution Authorizing the Interim City Manager to Enter into an Agreement with Crawford, Murphy, and Tilly, Inc. in an Amount Not-To-Exceed $70,000 for Engineering Services for Bicentennial Industrial Park Redundant Booster Pump (CIP WS2502)**
Resolution: Approval of an Agreement with Crawford, Murphy, and Tilly, Inc. in an Amount Not-To-Exceed $70,000 for Engineering Services for Bicentennial Industrial Park Redundant Booster Pump (CIP WS2502) *(Resolution 2024-R-33; Exhibit Q-05-14-2024)*

Action (Consent): 7.20 **Approval of Consent Agenda Items**
Resolution: Approve all Consent Agenda items not pulled for separate consideration

Agenda Item 7.15 – Council requested clarification about the amounts for which the developer could qualify, whether costs have to be itemized, and how the dollar amounts were determined; further, appreciation was expressed for the five projects in the downtown utilizing TIF funds.

Agenda Item 7.8 - Don Monty asked what would be done to ensure the contractor would be unable to refuse to provide documentation. Council asked about the requirements of the new forms being drafted and suggested the expansion of the term "minorities." Levi Mahan cautioned against prioritizing color, race, nationality, and gender as the primary focus on awarding contracts, as opposed to the performance of the contractor.

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

8. General Business of the City Council
Action: 8.1 **Approve a budget adjustment providing funding for the Carbondale Community Housing, NFP for FY 2025**

City Councilmembers requested details about the office location, the benefits identified in the proposed budget, commented on the need to focus on the big picture, the use of ARPA funds to fund the project, the remaining ARPA fund balance, future funding sources for the NFP, and asked how the selection of homes and their location will be determined.

Sandy Litecky asked why only three houses were established in the projection for Fiscal Year 2027.

MOTION: Approve an ordinance providing funding for the Carbondale Community Housing, NFP for FY 2025

Motion by Clare Killman, second by Adam Loos.
Final Resolution: Motion Carries
Yea: Nancy Maxwell, Ginger Rye Sanders, Jeff Doherty, LaCaje Hill, Clare Killman, Adam Loos, Carolin Harvey *(Ordinance 2024-13; Exhibit R-05-14-2024)*

Action: 8.2 **Approval of Selection of Comprehensive Plan Consultant and Authorization to Enter into Contract Negotiations**

There was a request to defer action on the approval of the consultant to allow time for the Council to review the other bids and to study the materials. There was a request to review all six proposals and a question about ranking sustainability as the primary priority in the goals and whether that is the purview of the Council to establish that policy.

Don Monty indicated that staff needs to take a close look at opportunities for community involvement, public hearings, and broader public meetings.

MOTION: Postpone to a date certain, that being to the next City Council meeting.

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

Action: 8.3 **Resolution Authorizing the City Manager to Enter Into a Sales Agreement for a Pumper/Rescue Fire Truck with MacQueen Equipment, LLC**

Councilmembers made an inquiry as to why this is a no-bid contract and offered a suggestion for new uniforms and the replacement of deficient fire hydrants in the near future.

MOTION: Adopt a Resolution authorizing the City Manager to enter into a sales agreement for a pumper/rescue fire truck with MacQueen Equipment, LLC

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 *(Resolution 2024-R-34; Exhibit S-05-14-2024)*

Action: 8.4 **Approve the Purchase of a 2024 Vactor 2100i Combination Sewer Jet Truck to Coe Equipment, Inc. of Rochester, IL in the amount of $505,489.29, and Adopt a Resolution to Declare a 2009 Vactor 2100 Combination Sewer Jet Truck as Surplus to be Used for Trade-In; and, Approve an Ordinance Authorizing a Budget Adjustment to the FY 2025 Budget in the Amount of $505,490**

Council inquired about the use of the truck, asked about the process for reimbursement for citizens who experience sewer backup, and commented about the volume of expenses experienced by the City recently.

MOTION: Approve an Ordinance Authorizing a Budget Adjustment to the FY 2025 Budget in the Amount of $505,490, Approve the Purchase of a 2024 Vactor 2100i Combination Sewer Jet Truck to Coe Equipment, Inc. of Rochester, IL in the amount of $505,489.29, and Adopt a Resolution to Declare a 2009 Vactor 2100 Combination Sewer Jet Truck as Surplus to be Used for Trade-In

Motion by Jeff Doherty, second by LaCaje Hill.
Final Resolution: Motion Carries
Yea: Nancy Maxwell, Ginger Rye Sanders, Jeff Doherty, LaCaje Hill, Clare Killman, Adam Loos, Carolin Harvey *(Ordinance 2024-14, Resolution 2024-R-35; Exhibits T- & U-05-14-2024)*

Action: 8.5 **A Resolution Authorizing the Interim City Manager to Purchases Services From LaCaje Hill, d/b/a LHill Catering in an Annual Amount not to Exceed $4,000.00**

Council provided an explanation of the history of passing similar resolutions.

Don Monty requested confirmation this is not an exclusive contract, but rather allows for the possibility of contracting with city for catering.

MOTION: Approve a Resolution authorizing the Interim City Manager to purchase services from LaCaje Hill, d/b/a LHill Catering in an amount not to exceed $4,000.00 annually.

Motion by Adam Loos, second by Jeff Doherty.
Final Resolution: Motion Carries
Yea: Nancy Maxwell, Ginger Rye Sanders, Jeff Doherty, Clare Killman, Adam Loos, Carolin Harvey
Abstain: LaCaje Hill *(Resolution 2024-R-36; Exhibit V-05-14-2024)*

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 8:43 p.m.

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Jennifer R. Sorrell, City Clerk Date