Local Liquor Control Commission and Regular City Council Meeting December 10, 2024 (Tuesday, December 10, 2024)
Generated by Jennifer R Sorrell on Wednesday, December 11, 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 6:24 PM

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

Procedural: 5.2 **Citizens' Comments and** Questions
Individuals addressing the City Council included James Cooper, Jr., Crystal Kellum, Henry Muhammad, and Pheral Lamb Fine.

Procedural: 5.3 **Council Comments, General Announcements, and Proclamations**
Councilmember Rye Sanders commented on inadequate lighting and incomplete sidewalks. She proposed a night ride to review lighting and a day ride to review sidewalks. Further, she announced that Councilmember Maxwell had been awarded the Alpha Phi Alpha Community Contribution award.

Councilmember Hill wished everyone a Merry Christmas and announced a toy giveaway at the Victory Dream Center.

Councilmember Maxwell announced that Carbondale United would have a memorial ornament crafting event on Thursday at the Collaboration Center.

Councilmember Loos concurred with remarks on incomplete sidewalk network and the means to improve pedestrian safety, such as slowing traffic, narrowing lanes, and utilizing brick roadways.

Mayor Harvey announced the details of a food box giveaway and wished everyone Happy Holidays.

Councilmember Doherty expressed his appreciation for the coordination of and participation in the 33rd Carbondale Lights Fantastic parade, sharing the history of the parade's initiation.

6. <u>Public Hearings and Special Reports</u>
Public Hearing: 6.1 **Public Hearing for Sale of City-Owned Parcels of Land Located Along Logan Street**

The public hearing was declared open at 6:53 p.m.

Donald Monty noted that the legal notice did not list the addresses of the parcels in question, remarked that there is a CIP project to address flooding at Cherry Street and Illinois Avenue, which would route storm drains through these vacant lots and ending at Pyles Fork Creek, and asked whether an easement for such storm drains would be retained. He noted the land being sold was bounded, in part, by residential properties, concern about diesel fumes near these residential properties, remarked that these lots were identified in the comp plan for neighborhood conservation, then asked if it was a foregone conclusion that rezoning of the properties would occur. He suggested giving consideration to focusing commercial use to the north and leaving southern lots vacant in the site plan.

Sarah Heyer suggested giving consideration for water drainage as a lot of grass would be turning to pavement.

Pheral Lamb Fine noted concern that the city not sell itself short when selling land, and that every neighborhood should have a park and business district.

The public hearing was declared closed at 7:00 p.m.

7. Consent Agenda of the City Council
Action (Consent): 7.1 **City Council Meeting Minutes from November 23 and 26, 2024**
Resolution: Approve the minutes from the Special City Council Meeting of November 23 and the Regular City Council Meeting of November 26, 2024

Action (Consent): 7.2 **Approval of Warrant for the Period Ending: 11/22/2024 for the FY 2025 Warrant 1499 in the Total Amount of $6,333,055.52**
Resolution: Accept the following report of payments made for the period ended: 11/22/2024 totaling $6,333,055.52 *(Exhibit A-12-10-2024)*

Action (Consent): 7.3 **Resolution Authorizing the Interim City Manager to Execute a Professional Services Contract with AssuredPartners LN, LLC to be the City of Carbondale's Broker for Employee Benefit Plans Including but Not Limited to Employee and Retiree Health, Dental, Vision, and Life Insurances**
Resolution: Approve a Resolution authorizing the Interim City Manager to execute a professional Services contract with AssuredPartners LN, LLC to be the broker for Employee Benefit plans including but not limited to Employee and Retiree Health, Dental, Vision, and Life Insurances *(Resolution 2024-R-72; Exhibit B-12-10-2024)*

Action (Consent): 7.4 **Resolution Authorizing the Interim City Manager to Enter into an Economic Development Tax Increment Financing Agreement with S L Conover, LLC for a Redevelopment Project at 705 West Main Street**
Resolution: Approve the Resolution Authorizing the Interim City Manager to Enter into an Economic Development Tax Increment Financing Agreement with S L Conover, LLC for a Redevelopment Project at 705 West Main Street *(Resolution 2024-R-73; Exhibit C-12-10-2024)*

Action: 7.5 **Award of Contract for the Superblock Concession/Bathroom Project (CIP PB2501) to Evrard Company, Inc. of Marion, Illinois, in the Amount of $1,168,500**

Resolution: Award the contract for the Superblock Concession/Bathroom project (CIP PB2501) to Evrard Company, Inc. in the Amount of $1,168,500
Pulled by J. Doherty

Action (Consent): 7.6 **Resolution Authorizing the Interim City Manager to Enter into a Professional Services Agreement for Social Media Management & Content Creation**
Resolution: Approve a Resolution Authorizing the Interim City Manager to Enter into a Professional Services Contract with a Social Media Management & Content Creation Company

This item was pulled from the agenda to be considered at a later time.

Action (Consent): 7.7 **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: Clare Killman, Adam Loos, Nancy Maxwell, Ginger Rye Sanders, Jeff Doherty, LaCaje Hill, Carolin Harvey

Action: 7.5 **Award of Contract for the Superblock Concession/Bathroom Project (CIP PB2501) to Evrard Company, Inc. of Marion, Illinois, in the Amount of $1,168,500**

Council commented that the proposed site location of building should be more centrally placed, noting that it is far away from the soccer fields; remarked for its use, it is too costly; noted the contention that arose from the construction of the current building; and remarked that a better construction in the past would have saved the community more in the long run.

MOTION: Award the contract for the Superblock Concession/Bathroom project (CIP PB2501) to Evrard Company, Inc. in the Amount of $1,168,500

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

8. General Business of the City Council
Action: 8.1 **Ordinances Abating the 2024 Tax Levies for General Obligation Bonds**

It was noted that we are abating approximately three million dollars in taxes due to sales and services taxes to keep this from being paid through property taxes.

Jerrold Hennrich asked about a consent agenda item.

MOTION: Approve the Ordinances abating the 2024 Debt Service Tax Levies for the 2011, the 2020A, and the 2022 General Obligation Bonds.

Motion by Clare Killman, second by Jeff Doherty.
Final Resolution: Motion Carries
Yea: Clare Killman, Adam Loos, Nancy Maxwell, Ginger Rye Sanders, Jeff Doherty, LaCaje Hill, Carolin Harvey *(Ordinances 2024-45 – 2024-47; Exhibits D - F-12-10-2024)*

Action: 8.2 **Ordinance Adopting the 2024 Property Tax Levy**

It was noted that the City government is not levying any increase and that the City's portion of the tax accounts for less than 3% of a homeowner's tax bill.

MOTION: Approve an Ordinance adopting the 2024 Tax Levy in the amount of $2,271,850 ($1,035,331 City Purposes, $1,236,519 Library General Operating Purposes)

Motion by Jeff Doherty, second by LaCaje Hill.
Final Resolution: Motion Carries
Yea: Clare Killman, Adam Loos, Nancy Maxwell, Ginger Rye Sanders, Jeff Doherty, LaCaje Hill, Carolin Harvey *(Ordinance 2024-48; Exhibit G-12-10-2024)*

Action: 8.3 **Ordinance Establishing the 2024 Tax Levy for the Downtown Special Services Area Number One**

MOTION: Approve the Ordinance adopting the 2024 Tax Levy in the amount of $51,874.03 for the Downtown Special Service Area Number One

Motion by Adam Loos, second by Clare Killman.
Final Resolution: Motion Carries
Yea: Clare Killman, Adam Loos, Nancy Maxwell, Ginger Rye Sanders, Jeff Doherty, LaCaje Hill, Carolin Harvey *(Ordinance 2024-49; Exhibit H-12-10-2024)*

Action: 8.4 **Review of Community Investment Program (CIP) Checklist Items for Proposed New Projects**

Councilmembers identified those ideas and projects which they have particular interest in seeing addressed, such as improving lobbying efforts with state agencies to address roadways and safety, adding flashing crosswalk lights, enlarging bike lanes and sidewalks, providing assistance to the Senior Center, looking at the City as a whole when proposing different projects; prioritizing flooding; improving sidewalks and neighborhoods where the underserved live who will otherwise not be helped; adding concrete pads at a city-owned site for telescopes; changing the name back to capital improvements projects for better clarity; remarked the volume of pages in the full CIP list and cost; prioritizing primarily based on need; suggested bringing back the map of improvement locations; adding the south side of Oak Street to the sidewalk program; the condition of East Jackson Street; thanked the public who submitted projects and inquired if they will be notified of the staff responses; inquired about how many projects were completed and the locations of said projects; and noting a written list of improvements will be submitted.

Donald Monty commented on the increase of costs for materials for sidewalk improvements;

expressed curiosity about the total cost for sidewalk projects that are unfunded; suggested updating obsolete narratives; and noted that it would be beneficial to share with the public costs and proposed projects and the setting of priorities of projects.

Henry Muhammad shared concerns about issues raised by speakers and noted that he would like to see a list of projects proposed over the past five to ten years.

Pheral Lamb Fine commented on the productive role organizations can play, such as demonstrating community support to state entities and acting as a liaison with community members in various ways.

MOTION: Review and concur with staff recommendations to include recommendations made at the table for the CIP.

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

Action: 8.5 **An Ordinance Declaring Certain Real Property as Surplus and Authorizing the Interim City Manager to Execute a Contract for Sale of Real Property Located Along South Logan Street to Spirit Energy, LLC and to Authorize the Mayor to Execute a Quit Claim Deed for Conveyance of Said Land**

City Councilmembers asked if we know for certain what would be built or placed at these properties, and noted that the property would have to be rezoned for a use that would allow trucks.

Donald Monty remarked on the issue of flooding at the intersection of Wall and Walnut, that if this project involves any paving, that staff should ensure that water running off of the paving moves south into the retention basin so that it doesn't contribute to the flooding.

MOTION: Approve an Ordinance Declaring Certain Real Property as Surplus and Authorizing the Interim City Manager to Execute a Contract for Sale of Real Property Located Along South Logan Street to Spirit Energy, LLC and to Authorize the Mayor to Execute a Quit Claim Deed for Conveyance of Said Land

Motion by Adam Loos, second by Clare Killman.
Final Resolution: Motion Carries
Yea: Clare Killman, Adam Loos, Nancy Maxwell, Ginger Rye Sanders, Jeff Doherty, LaCaje Hill, Carolin Harvey *(Ordinance 2024-50; Exhibit I-12-10-2024)*

Action: 8.6 **Resolution Authorizing the Acceptance and Execution of a Grant Agreement from the Illinois Department of Commerce and Economic Opportunity in the Amount of $98,593 to Develop and Initiate a Strategic Marketing Plan and an Ordinance Approving a**

Budget Adjustment to Increase the FY2025 Support Services Budget in the Amount of $98,593

There was a question about how Carbondale qualifies for the Energy Transition Community Grant, noting the absence of mining in the community.

Donald Monty indicated that the Brush Hill area was formerly the location of a mine, also noting a former strip mine on Phillips Road.

MOTION: Approve a Resolution Authorizing the Acceptance and Execution of a Grant Agreement from the Illinois Department of Commerce and Economic Opportunity in the Amount of $98,593 to Develop and Initiate a Strategic Marketing Plan and an Ordinance Approving a Budget Adjustment to Increase the FY2025 Support Services Budget in the Amount of $98,593

Motion by Clare Killman, 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 (*Resolution 2024-R-74; Ordinance 2024-51; Exhibits J- & K-12-10-2024)*

9. Adjournment of the City Council Meeting
Procedural: 9.1 **Adjourn meeting**

There being no further business to come before the Carbondale City Council, the meeting was declared adjourned at 8:10 p.m.

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Jennifer R. Sorrell, City Clerk Date