

Regular City Council Meeting and Public Hearing on Downstate Small Business Stabilization Grant Funds - October 12, 2021 (Tuesday, October 12, 2021)

Generated by Jennifer R Sorrell on Monday, October 18, 2021

Councilmembers present

Councilmember Carolin Harvey, Councilmember Adam Loos, Councilmember Ginger Rye Sanders, Councilmember Jeff Doherty, Councilmember Lee Fronabarger, Councilmember Tom Grant, and Mayor John M Henry

Meeting called to order at 6:05 PM

1. Preliminaries to the City Council Meeting

Procedural: 1.1 **Roll Call**

Procedural: 1.3 **Citizens' Comments and Questions**

Jess Jobe, speaking on behalf of the Carbondale Racial Justice Coalition members, commented on Carbondale Police Department's response to three specific events, noting unnecessary force and unmeasured approaches. She noted that while actions may have been allowable, that what is acceptable or helpful is a different matter. Ms. Jobe commented on the interaction between a police officer and a teenager; noting the importance of expectations for teenager interactions and the consequences of the officer's interactions with the youth.

Rachel Cristaudo expressed her support for the comments made by Jess Jobe and asked when the organization of which she is a member could submit an application for ARP grant funding.

Nancy Maxwell concurred with Jess Jobe's comments, advised that there were several people who met with City representatives, and noted that additional training and a Cure Violence program were recommended in response to this incident.

Flora Broadnax, speaking on behalf of her family, stated that the teen in question is her grandchild. She agreed with earlier comments and shared that this was hurtful and demeaning to the family, and expressed her hope for accountability and corrections to be put in place.

Procedural: 1.4 **Council Comments, General Announcements, and Proclamations**

Councilmember Fronabarger encouraged residents to attend the homecoming football game to support the Salukis.

Councilmember Rye Sanders noted the importance of repairing the bridge between the community and the police department and commented that based on past complaints relating to this particular police officer and the recent event, she requested that the police officer involved with the incident involving a Carbondale teen should be suspended until a full investigation could be conducted.

Councilmember Loos noted that he did not see evidence of de-escalation training in the video which he viewed, and that he doesn't want to see the police take any action available to them

without regard to circumstances. He agreed that if there was a past history of use of force, then the officer in question should be released.

2. Public Hearings and Special Reports

Public Hearing: 2.1 Public Hearing to Provide Interested Parties an Opportunity to Express their Views on the Program Activities and Performance of Community Development Block Grant (CDBG) Funds in Support of Local Businesses Impacted by the COVID-19 Emergency

In response to the economic emergency created by the Covid-19 pandemic, Governor Pritzker announced on March 25, 2020, that the State of Illinois had repurposed \$20 million in Community Development Block Grant (CDBG) funds in support of small businesses in downstate and rural counties across Illinois.

Under the Federal Department of Housing and Urban Development guidelines that oversee the use of Community Development Block Grant funds, participating units of local government are required to ensure that residents will be given reasonable and timely access to local meetings, consistent with accessibility and reasonable accommodation requirements in accordance with federal law, as well as information and records relating to the unit of local government's proposed and actual use of CDBG funds.

The purpose of this public hearing is to provide interested parties an opportunity to express their views on the program activities and performance of the Community Development Block Grant (CDBG) Downstate Small Business Stabilization (DSBS) grants funded through the Illinois Department of Commerce and Economic Opportunity. This program is funded by Title 1 of the federal Housing and Community Development Act of 1974, as amended.

A notice of a hearing that informs the public of these close-out reports and provides an opportunity to review them must be published at least 7 days prior to a public hearing before the City Council. The reports were published on the City's website on October 1, 2021, and the notice was published in the Carbondale Times on October 1, 2021.

These close out reports are for grants to the following Carbondale businesses: Jen's Joe LLC, for a grant amount totaling \$6,600; The Waterbed Shoppe, Inc. dba The Furniture King, for a grant amount totaling \$25,000; W.P.S. Inc. dba The Cellar, for a grant amount totaling \$25,000; and Jerry Brooks DBA Jerry's Flower Shoppe, for a grant amount totaling \$18,000.

Staff recommends the City Council hold a Public Hearing to provide interested parties an opportunity to express their views on the program activities and performance of the use of CDBG funds.

The Public Hearing was declared open at 6:25 p.m.

Nancy Maxwell asked if any of the businesses were Black-owned businesses. Economic Development Director Steven Mitchell stated that these awarded businesses were not. Ms.

Maxwell asked if the City of Carbondale would consider helping Black-owned businesses, noting that she was not aware of the application. Mayor Henry responded that the City would always help Carbondale businesses, that this grant required the businesses to take the initiative, and that the funding coming up will be a defined process and application which will be publicized and will be reviewed by the Council.

Councilmember Fronabarger announced that the State had announced a new program for businesses that did not receive any funds from the first few rounds of programs. He encouraged Ms. Maxwell to look for these grant opportunities available on the Department of Commerce and Economic Opportunity's website. There were no further comments from the public or the Council.

Public Hearing was declared closed at 6:29 p.m.

Reports: 2.2 Design Works Presentation on a Proposed Permanent Stage Located at the Washington Street Venue

Thad Heckman gave a presentation on a possible permanent entertainment stage to be located at the Washington Street event venue. Economic Development Director Steven Mitchell commented on the rough estimate for pricing, the engagement with musicians, and the availability of a grant from the state which could provide substantial funding. Mr. Heckman noted the possibility of additional parking development near the venue. It was hoped that this development could be paid predominantly with grant funds.

Council commented on the availability of attendee space, details about the Mainstreet and Downstate Capital Grants as it pertains to matching funds, inclusion of electrical and plumbing in the venue, an interest in seeing the next mixed phase drawing, a desire that no new parking be added downtown, and how the existing parking lot at the venue would be utilized.

3. Consent Agenda of the City Council

Action (Consent): **3.1 Minutes from the Regular City Council Meeting of September 28, 2021** Resolution: Approve the meeting minutes from the Regular City Council meeting of September 28, 2021

Action (Consent): **3.2 Approval of Warrant for the Period Ending: 10/01/2021 for the FY 2022 Warrant 1417 in the Total Amount of \$848,516.04**

Resolution: Accept the following report of payments made for the period ended: 10/01/2021 totaling \$848,516.04

Action (Consent): **3.3 Resolution Authorizing the City Manager to Submit an Application to the Certified Local Government Grant Program to Update the Master List of Historic and Architecturally Significant Properties in Carbondale**

Resolution: Adopt a Resolution Authorizing the City Manager to Submit an Application to the Certified Local Government Grant Program to Update the Master List of Historic and Architecturally Significant Properties in Carbondale

Action (Consent): 3.4 **Ordinance Annexing Property located at North Wood Road**
Resolution: Adopt an Ordinance annexing property located at North Wood Road

Action (Consent): 3.5 **Ordinance Annexing Property at 751 Wood Road**
Resolution: Adopt an Ordinance annexing property located at 751 North Wood Road

Action (Consent): 3.6 **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 Tom Grant, second by Jeff Doherty.

Final Resolution: Motion Carries

Yea: Carolin Harvey, Adam Loos, Ginger Rye Sanders, Jeff Doherty, Lee Fronabarger, Tom Grant, John M Henry

4. General Business of the City Council

Action: 4.1 **Opening of Sealed Bids and Selecting a Bidder for the Purchase of City-Owned Property Located at 603 East Burke Street**

The sealed bids received were as follows: Lance Anders, Belleville, to place a modular home on the parcel; \$1,550.00 bid; Thelma Haynes, to excavate and build an accessible home on the two parcels; \$1,107.99 bid; and Larry and Gwendolyn D. Shaw, to continue to beautify the neighborhood, \$626.95 bid.

Councilmembers expressed their opinions regarding which bid they would prefer to award.

Nancy Maxwell noted that the high bidder doesn't live in the area; she expressed support for Thelma Haynes' bid.

Darnecea Moultrie asked if the Council would deny a family to retain their property for \$400.00.

Margo Mathis expressed support for Thelma Haynes' bid.

MOTION: Award the sale to the high bidder at 603 East Burke Street

Motion by Lee Fronabarger, second by Jeff Doherty.

Final Resolution: Motion Carries

Yea: Adam Loos, Jeff Doherty, Lee Fronabarger, Tom Grant, John M Henry

Nay: Carolin Harvey, Ginger Rye Sanders

Discussion, Information: 4.2 **City Council Continued Discussion Regarding the Potential Issuance of Series 2021/2022 Pension Obligation Bonds**

Note from Clerk: The discussion on this item ran just short of an hour. To review the audio/video for verbatim records, please contact the City Clerk's Office for information on how to access the recording.

Finance Director Jeff Davis presented information about Pension Management financing with Pension Obligation Bonds (POBs) and responded to Council questions.

Council questions and discussions: A request to see a scenario for 90% funding versus 100% funding, plus a 10% contingency, and whether the City could fund the 10% difference; whether the 10% contingency would be restricted funds; if interest could be earned on the contingency portion; who manages the fire and police pension funds currently; the role and responsibility of the actuary; what the impact would be if the projections weren't met; what the impact of losing home rule might be with regard to pension obligations; what would happen if the funds being invested were to be lost; whether the potential loss of home rule was a deciding factor in considering this option; what the best case and worst case scenarios would be; details about the costs for bond issuance; what the next steps would be if there is sufficient Council support for pursuing POBs; and there was a request to conduct an informal poll before bringing the item back.

There was a discussion regarding whether the 90% funding requirement would be enforced, sustainable, and the outcome if communities will be able to make that funding percentage.

Councilmembers expressed their individual thoughts regarding the idea of utilizing POBs.

Staff noted than Ordinance would come back for action at the next meeting.

Michael Dirksen, utilizing the chat feature, remarked on the state of Illinois, suggested taking the advice of the individual paid to manage funds, and responded to Council comments.

5. Executive Session

Action: 5.1 Executive Session to Discuss Collective Negotiating Matters Between the Public Body and Its Employees or Their Representatives, Pending or Imminent Litigation, and to Conduct the Semi-Annual Closed Meeting Minute Review

MOTION: Enter into Executive Session to discuss collective negotiating matters between the public body and its employees or their representatives, pending or imminent litigation, and to conduct the semi-annual Executive Session Meeting Minute review pursuant to ILCS 120/2(c)(2), (c)(11), and (c)(21) of the Illinois Open Meetings Act.

Motion by Tom Grant, second by Carolin Harvey.

Final Resolution: Motion Carries

Yea: Carolin Harvey, Adam Loos, Ginger Rye Sanders, Jeff Doherty, Lee Fronabarger, Tom Grant, John M Henry

Open session meeting recessed at 8:03 p.m.

Action: 5.2 Return to Open Session

MOTION: Return to Open Session

Motion by Lee Fronabarger, second by Carolin Harvey.

Final Resolution: Motion Carries

Yea: Carolin Harvey, Adam Loos, Ginger Rye Sanders, Jeff Doherty, Lee Fronabarger, Tom Grant, and John M Henry *Open Session resumed at 8:44 p.m.*

Action: 5.3 Approve Executive Session Meeting Minutes, Declare the Need for Confidentiality Still Exists in Whole or in Part for Executive Session Meeting Minutes, Authorize the Destruction of Audio Recordings for Meetings Conducted More Than 18 Months Ago

MOTION: Approve the Executive Session Meeting Minutes from February 9 through September 14, 2021; Declare whether the need for confidentiality exists, in whole or in part, for Closed Meeting Minutes from March 17, 1998, through September 14, 2021, and authorize the destruction of audio recordings of all Closed Meetings that were conducted more than 18 months ago for which minutes have been approved and no appeals have been filed with the Public Access Counselor or Circuit Court

Motion by Tom Grant, second by Carolin Harvey.

Final Resolution: Motion Carries

Yea: Carolin Harvey, Adam Loos, Ginger Rye Sanders, Jeff Doherty, Lee Fronabarger, Tom Grant, John M Henry

6. Adjournment of the City Council Meeting

Procedural: 6.1 **Adjourn meeting**

There being no further business to come before the public body, the meeting was declared adjourned at 8:47 p.m.

Jennifer R. Sorrell, City Clerk

Date