

CITY COUNCIL MINUTES
Monday, October 2, 2017

On Monday, October 2, 2017, the City Council of the City of Decatur, Illinois, met in Regular Meeting at 5:30 p.m., in the Council Chambers, One Gary K. Anderson Plaza, Decatur, Illinois.

Mayor Julie Moore Wolfe presided, together with her being Councilmen Pat McDaniel, Dana Ray, Bill Faber, Lisa Gregory, David Horn, and Charles Kuhle. Seven members present. Mayor Julie Moore Wolfe declared a quorum present.

City Manager Tim Gleason attended the meeting as well.

Mayor Julie Moore Wolfe led the Pledge of Allegiance to the Flag.

This being the time for Appearance of Citizens, no citizens appeared before Council.

The minutes of the September 18, 2017, City Council meeting were presented. Councilwoman Dana Ray moved the minutes be approved as written; seconded by Councilman Pat McDaniel, and on call of the roll, Councilmen Pat McDaniel, Dana Ray, Bill Faber, Lisa Gregory, David Horn, Charles Kuhle and Mayor Julie Moore Wolfe voted aye. Mayor Julie Moore Wolfe declared the motion carried.

This being the time set aside for Unfinished Business and there being none, Mayor Julie Moore Wolfe called for New Business.

Proclamations and Recognitions: Mayor Julie Moore Wolfe and Decatur Sister Cities Chairman Jaci Osborne handed out certificates and Stephen Decatur medallions to six Sevetal, Germany exchange students visiting Decatur.

R2017-122 Resolution Authorizing a Change Order to the Agreement with AECOM Technical Services, Inc. to Assist the City with Administrative Consent Order from United States Environmental Protection Agency, City Project 2013-01, was presented.

Councilman Pat McDaniel moved the Resolution do pass; seconded by Councilwoman Dana Ray.

Upon call of the roll, Councilmen Pat McDaniel, Dana Ray, Bill Faber, Lisa Gregory, David Horn, Charles Kuhle and Mayor Julie Moore Wolfe voted aye. Mayor Julie Moore Wolfe declared the motion carried.

2017-46 Ordinance Annexing Territory – 1625 West Cooper Drive, was presented.

Councilwoman Dana Ray moved the Ordinance do pass; seconded by Councilman Pat McDaniel.

Upon call of the roll, Councilmen Pat McDaniel, Dana Ray, Bill Faber, Lisa Gregory, David Horn, Charles Kuhle and Mayor Julie Moore Wolfe voted aye. Mayor Julie Moore Wolfe declared the motion carried.

R2017-123 Resolution to Appropriate Additional Motor Fuel Tax Funds to Pay the City's Portions of Construction Costs and Construction Engineering Costs for Improvements to Lake Shore Drive and 22nd Street (IL RTE 105) from Old Rte. 51 to U.S. Rte. 36 by Municipality under Illinois Highway Code, City Project 2014-01, Section 14-00401-00-TL, was presented.

Councilwoman Dana Ray moved the Resolution do pass; seconded by Councilman Pat McDaniel.

Upon call of the roll, Councilmen Pat McDaniel, Dana Ray, Bill Faber, Lisa Gregory, David Horn, Charles Kuhle and Mayor Julie Moore Wolfe voted aye. Mayor Julie Moore Wolfe declared the motion carried.

2017-47 Ordinance Granting Conditional Use Permit Drive-Through Facility 760 South Franklin Street, was presented.

Councilwoman Dana Ray moved the Ordinance do pass; seconded by Councilman Pat McDaniel.

Councilman Charles Kuhle asked what would happen in the drive-through if business is so good that they then have a traffic problem. City Manager Tim Gleason explained that is exactly what the business is trying to address. They have so much phone-in and online sales that it is very busy inside for patrons who want to carry out or eat in. Councilman Charles Kuhle asked what would happen if they had ten cars stacked up outside, would that cause a problem. Owners Tom and Kathleen Garmon stated it would not cause a problem. Patrons would still come in to the establishment, not just go through the drive-through.

Upon call of the roll, Councilmen Pat McDaniel, Dana Ray, Bill Faber, Lisa Gregory, David Horn, Charles Kuhle and Mayor Julie Moore Wolfe voted aye. Mayor Julie Moore Wolfe declared the motion carried.

2017-48 Ordinance Rezoning Property from O-1 Office District to R-6 Multiple Dwelling District 102, 110 and 118 North Edward Street, was presented.

Councilwoman Dana Ray moved the Ordinance do pass; seconded by Councilman Pat McDaniel.

Upon call of the roll, Councilmen Pat McDaniel, Dana Ray, Bill Faber, Lisa Gregory, David Horn, Charles Kuhle and Mayor Julie Moore Wolfe voted aye. Mayor Julie Moore Wolfe declared the motion carried.

2017-49 Ordinance Rezoning Property from M-2 Heavy Industrial District to M-1 Intense Commercial/Light Industrial District 2940 North Dinneen Street, was presented.

Councilman Pat McDaniel moved the Ordinance do pass; seconded by Councilwoman Dana Ray.

Upon call of the roll, Councilmen Pat McDaniel, Dana Ray, Bill Faber, Lisa Gregory, David Horn, Charles Kuhle and Mayor Julie Moore Wolfe voted aye. Mayor Julie Moore Wolfe declared the motion carried.

2017-50 Ordinance Rezoning Property from B-3 Planned Shopping Center District to O-1 Office District 960 East Mound Road, was presented.

Councilwoman Dana Ray moved the Ordinance do pass; seconded by Councilman Pat McDaniel.

Councilman Bill Faber stated that when the City promotes an office building on the periphery of our community we are sabotaging our efforts to bring growth and revitalization to our center City. He stated the last thing the community needs is another office building, the City has plenty of office space available. He thought Council should evaluate smart growth which would be an overall strategic plan that would force businesses to grow and occupy our vacant space in our center and near center areas. Councilman Bill Faber challenged the staff and Council to adopt a smart growth policy. Mayor Julie Moore Wolfe stated she thought everyone would like to see all the buildings filled up all over town. She stated she did not feel that they could tell the people who are investing in the property where they could build if they wanted to invest in our community.

Attorney Ed Flynn, representing the owner and developer of the property, stated there was no controversy in this development and requested the Council respectfully approve the development.

Dr. Sandra Yeh, founder/owner of Prairie Eye Center, stated this particular property was purchased by Dr. Phillip Alward 27 years ago and nobody knows how it was ever zoned for a shopping center to begin with. Dr. Alward had always intended to build an office at this property. Dr. Yeh explained that her office serves a great number of visually impaired and elderly people and they require easy accessibility, parking right up to the building, handicap spaces, and basically sinks in every room. Dr. Yeh stated she was proud to be in this community and asked for Council's vote.

Upon call of the roll, Councilmen Pat McDaniel, Dana Ray, Lisa Gregory, David Horn, Charles Kuhle and Mayor Julie Moore Wolfe voted aye. Councilman Bill Faber voted nay. Six ayes and one nay. Mayor Julie Moore Wolfe declared the motion carried.

2017-51 Ordinance Approving Addition of Sites to Public Building Commission Lease, was presented.

Councilwoman Dana Ray moved the Ordinance do pass; seconded by Councilman Pat McDaniel.

Upon call of the roll, Councilmen Pat McDaniel, Dana Ray, Bill Faber, Lisa Gregory, David Horn, Charles Kuhle and Mayor Julie Moore Wolfe voted aye. Mayor Julie Moore Wolfe declared the motion carried.

R2017-124 Resolution Regarding Halloween Trick or Treat Hours, was presented.

Councilwoman Dana Ray moved the Resolution do pass; seconded by Councilman Pat McDaniel.

Councilman David Horn asked Council to consider removing suggestion and practice No. 3 from the list. The suggestion states the activity should be confined to the neighborhood of the residence of the participants and he was not sure of the history of this particular set of suggestions and practices but he thought it may be time to perhaps change them and would like to consider removing it. Councilman Bill Faber stated that he concurred with Councilman David Horn. Councilman David Horn motioned suggestion and practice No. 3 be removed; seconded by Councilman Bill Faber. Mayor Julie Moore Wolfe called for a vote on the amendment to the motion.

Upon call of the roll, Councilmen Pat McDaniel, Dana Ray, Lisa Gregory, Charles Kuhle and Mayor Julie Moore Wolfe voted nay. Councilmen Bill Faber and David Horn voted aye. Five nays and two ayes. Mayor Julie Moore Wolfe declared the motion failed.

Mayor Julie Moore Wolfe called for a vote on the original motion.

Upon call of the roll, Councilmen Pat McDaniel, Dana Ray, Bill Faber, Lisa Gregory, Charles Kuhle and Mayor Julie Moore Wolfe voted aye. Councilmen David Horn abstained. Six ayes and one abstention. Mayor Julie Moore Wolfe declared the motion carried.

Mayor Julie Moore Wolfe called for Other Business. Local Liquor Commissioner Pat McDaniel read the following statement: "Two Class 'A' Liquor Licenses have become available. Those interested can pick up an application at the City Clerk's office, located on the 2nd floor of the Decatur Civic Center. The Clerk's office will begin accepting applications on October 6, 2017. The last day the City Clerk will accept applications in her office is on November 6, 2017. A drawing will be held to select a licensee from the qualified applicants. The date of the drawing will be November 21, 2017."

With no other business, Mayor Julie Moore Wolfe called to Recess to a Study Session for the purpose of continued discussion regarding Neighborhood Revitalization and Redevelopment.

Councilwoman Dana Ray moved to recess to Study Session; seconded by Councilman Pat McDaniel.

Upon call of the roll, Councilmen Pat McDaniel, Dana Ray, Bill Faber, Lisa Gregory, David Horn, Charles Kuhle and Mayor Julie Moore Wolfe voted aye. Mayor Julie Moore Wolfe declared the motion carried.

Mayor Julie Moore Wolfe stated she wanted to hear from Council on priorities and next steps. City Manager Tim Gleason confirmed with Council that they wanted to open this up to community participation over the course of the fall/winter months to deliver a final package in late February or early March. He stated another target area would be to make a formal call to the community to be active participants and be selected for the committees. City Manager Tim Gleason suggested a formal deadline for individuals to participate. There will be link on the City's website that will ask for suggestions regarding neighborhood revitalization/redevelopment and the overall desirability of the community. He stated he would like to come up with a meeting schedule for all the committees to come together under one roof to meet at the same time. City Manager Tim Gleason asked Council if they would like for him to proceed to find a couple of facilitators to keep the committees on task. As a kickoff to the discussions, he suggested having topic areas for committees to consider. City Manager Tim Gleason asked for Council's direction. Mayor Julie Moore Wolfe stated she didn't want to see the Council reinventing the wheel or duplicating areas already going on; it may do well to partner with people already doing the work. She would like to see the City reach out to local media partners to put a similar web link as the City's to work together to get public participation. Councilwoman Lisa Gregory agreed it was important to have facilitators to lead these groups. She asked if staff would be involved in some of these committees as well. City Manager Tim Gleason stated he envisioned staff to be part of that and more as a passive participant really not wanting to get in the way of stifling the energy of the community. Councilwoman Lisa Gregory stated she had recently received a phone call from a person who wants to donate money to rehabilitate a home. She knows currently the City doesn't have a way to do that but she thinks staff should work to put some frame work around that. Councilman Pat McDaniel stated there were so many things brought out that Council needs to stay focused. He asked where the meetings would be held. City Manager Tim Gleason said he envisioned them being held all over the community. Councilman Pat McDaniel would like to see the staff work proactively at codes and zoning to review what can be changed to make it helpful to move forward. He would like to look at landlord licensing to help the landlords and renters. Councilman Pat McDaniel wants to see a detailed proposal and suggested policies two weeks prior to Council voting on them. Councilman Charles Kuhle asked what the selection process for individuals who want to participate would be. City Manager Tim Gleason stated he would follow Council's lead. He hoped they had enough participants that everybody could fit somewhere on a committee. Mayor Julie Moore Wolfe hoped people would sign up for a particular committee that they want to get involved in. Councilwoman Dana Ray stated she hoped committees stayed really focused on what is being addressed and each group had a set of questions to look at. The facilitator would have to have a real keen set of skills. She doesn't want to be limited by the current ordinances and policies in place; they need to consider what ordinances need to be changed. Councilman David Horn thought it would be important that committees not only brainstorm on ideas but also have actionable items that the Council can address. He also thought it would be important to reach out to the City's educational partners, realtors, and health and wellness partners to help enhance our neighborhoods. Councilman David Horn suggested having a committee devoted to legal issues. City Manager Tim Gleason asked Council members to reach out to their contacts and invite them to participate. Councilman Bill Faber stated we need to know what kind of money we are dealing with before we can put forth a plan. He suggested having four committees that would focus on jobs, housing, finance, and children and their needs. Mayor Julie Moore Wolfe suggested looking at the work that has

already been done by other organization and seeing how it would fit with what the City is trying to do.

Councilman Pat McDaniel moved the regular Council meeting be adjourned; seconded by Councilwoman Dana Ray, and on call of roll, Councilmen Pat McDaniel, Dana Ray, Bill Faber, Lisa Gregory, David Horn, Charles Kuhle and Mayor Julie Moore Wolfe voted aye. Mayor Julie Moore Wolfe declared the Council meeting adjourned at 6:50 p.m.

Approved October 16, 2017
Debra G. Bright
City Clerk