

Tuesday, March 12, 2024
Regular City Council Meeting March 12, 2024

City Council Chambers, Room 108
200 South Illinois Avenue
Carbondale, Illinois 62901
6:00 p.m.

1. Preliminaries to the City Council Meeting

Subject :	1.1 Roll Call
Meeting :	Mar 12, 2024 - Regular City Council Meeting March 12, 2024
Type :	Procedural

Public Content

1. Preliminaries to the City Council Meeting

Subject :	1.2 Citizens' Comments and Questions
Meeting :	Mar 12, 2024 - Regular City Council Meeting March 12, 2024
Type :	Procedural

Public Content

Citizens may address the City Council for up to four minutes on any agenda item. Public comments will be accepted for a maximum of 30 minutes per item. Those wishing to address the City Council should raise their hand to be recognized by the Mayor prior to approaching the podium. Speakers should provide their names for the minutes and end their comments when the four-minute time limit is announced. The Council may suspend or waive the speaker time limit with the consent of a majority of Council members present and are not required to respond to public remarks during the meeting.

1. Preliminaries to the City Council Meeting

Subject :	1.3 Council Comments, General Announcements, and Proclamations
Meeting :	Mar 12, 2024 - Regular City Council Meeting March 12, 2024
Type :	Procedural

Public Content

General Comments from the City Council and City Manager. Proclamations, Special Recognition, and Oaths of Office will periodically be administered at this time.

1. Preliminaries to the City Council Meeting

Subject :	1.4 Proclamation for National Small Business Development Center Day
Meeting :	Mar 12, 2024 - Regular City Council Meeting March 12, 2024
Type :	Procedural

Public Content

Originating Department: Mayor's Office

Background: A Proclamation declaring March 20, 2024, as National Small Business Development Center Day

File Attachments

[Proclamation for National Small Business Development Center Day, 2024-03-12.pdf \(71 KB\)](#)

2. Public Hearings and Special Reports

Subject :	2.1 Public Hearing for Sale of City-Owned Property at 218 West Walnut Street
Meeting :	Mar 12, 2024 - Regular City Council Meeting March 12, 2024
Type :	Public Hearing
Goals :	Goal #1: Provide a high quality-of-life and foster a sense of community for all residents Goal #4: Encourage progressive economic development, tourism, arts, and entertainment Goal #8: Use the downtown master plan as a guide to revitalize the City Center

Public Content

Originating Department: Economic Development

Background:

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 foot portion of the church's former parking lot. (Please see Map-Sale of 218 W. Walnut Property 2024-03-12.pdf).

The 176 square foot portion of the parking lot is included in the property description of the land transfer, and the survey plat is provided. Please see Plat-218 W. Walnut Property 2024-03-12.pdf.

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.

Staff recommends the City Council hold a Public Hearing to hear testimony in favor of or in opposition to the conveyance of said real estate. A Resolution authorizing the conveyance of said real estate will be considered later in the agenda.

File Attachments

[Map-Sale of 218 W. Walnut Property 2024-03-12.pdf \(5,344 KB\)](#)
[Plat-218 W. Walnut Property 2024-03-12.pdf \(363 KB\)](#)
[Public Notice 2024-03-12.pdf \(581 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.1 Meeting Minutes of February 27, 2024
Meeting :	Mar 12, 2024 - Regular City Council Meeting March 12, 2024
Type :	Action (Consent)
Recommended Action :	Accept the meeting minutes from the February 27, 2024, City Council Meeting

Public Content

Originating Department: City Clerk's Office

File Attachments

[Regular City Council Meeting Minutes 27 February 2024.pdf \(129 KB\)](#)

3. Consent Agenda of the City Council

Subject :	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
Meeting :	Mar 12, 2024 - Regular City Council Meeting March 12, 2024
Type :	Action (Consent)
Recommended Action :	Accept the following report of payments made for the period ended: 03/01/2024 totaling \$1,416,864.85
Goals :	Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services

Public Content

Originating Department: Finance

Background:

File Attachments

[Warrant 1480 2024-03-12.pdf \(303 KB\)](#)

3. Consent Agenda of the City Council

Subject :	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
Meeting :	Mar 12, 2024 - Regular City Council Meeting March 12, 2024
Type :	Action (Consent)
Recommended Action :	Accept the following report of payments made for the period ended: 12/31/2023 totaling \$130,138.03
Goals :	Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services

Public Content

Originating Department: Finance

Background:

File Attachments

[Wells Fargo 12-2023 2024-03-12.pdf \(187 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.4 Appointment to Boards and Commissions
Meeting :	Mar 12, 2024 - Regular City Council Meeting March 12, 2024
Type :	Action (Consent)
Recommended Action :	Council is requested to concur with Mayor Harvey's recommended appointment to Boards and Commissions

Public Content

Originating Department: Mayor's Office

Background: Mayor Harvey recommends the following appointment to Boards and Commissions:

Sustainability Commission: Appointment of Chaya Rice, to serve as the SIUC representative, filling an unexpired term ending May 31, 2025.

3. Consent Agenda of the City Council

Subject :	3.5 Acceptance of Approved Meeting Minutes from Boards, Commissions, and Committees
Meeting :	Mar 12, 2024 - Regular City Council Meeting March 12, 2024
Type :	Action (Consent)
Recommended Action :	Accept the approved meeting minutes from Boards, Commissions, and Committees and place them on file.

Public Content

Originating Department: City Clerk's Office

Background:

Attached for City Council review and acceptance are approved meeting minutes from the following Boards, Commissions, and Committees:

Board of Fire and Police Commissioners: December 5, 2023 and January 18, 2024

Police Pension Board: July 18 and October 17, 2023

Library Board of Trustees: November 8, December 13, 2023, and January 10, 2024

File Attachments

[Board of Fire and Police Commissioners Meeting Minutes 2023-12-05.pdf \(245 KB\)](#)

[Board of Fire and Police Commissioners Meeting Minutes 2024-01-18.pdf \(229 KB\)](#)

[Police Pension Fund Meeting Minutes 2023-07-18.pdf \(688 KB\)](#)

[Police Pension Fund Meeting Minutes 2023-10-17.pdf \(4.842 KB\)](#)

[Carbondale Public Library Board Meeting Minutes 2023-11-08.pdf \(40 KB\)](#)

[Carbondale Public Library Board Meeting Minutes 2023-12-13.pdf \(45 KB\)](#)

[Carbondale Public Library Board Meeting Minutes 2024-01-10.pdf \(35 KB\)](#)

3. Consent Agenda of the City Council

Subject :	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
Meeting :	Mar 12, 2024 - Regular City Council Meeting March 12, 2024
Type :	Action (Consent)
Recommended Action :	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.

Public Content

Originating Department: Public Works-Engineering

Background:

This project will rehabilitate and resurface Giant City Road from Walnut to N/O Grand Ave, Sunny Acres Dr., and Cedarview from Main to Walnut. The pavement surface on these sections of roadway are in poor condition and are in need of rehabilitation. The rehabilitation will consist of full-depth patching and an asphalt overlay or mill/fill to replace asphalt.

Bid Documents were prepared for Various Streets (CIP No. ST2401) and the bid was advertised in the *Southern Illinoisan* on Saturday, February 10, 2024. Bid invitations were sent to ten (10) contractors and seven (7) plan houses as shown on the attached Certificate. Two (2) bids were received on March 6, 2024 as shown on the attached Bid Tabulation. The low bid was submitted by Samron Midwest Contracting Inc., of Murphysboro, Illinois in the Amount of \$931,387, which is under the planned FY 2025 Construction budget of \$984,885. Staff recommends awarding the contract for Various Streets CIP Project ST2401 to Samron Midwest Contracting Inc., of Murphysboro in the Amount of \$931,387

File Attachments

- [24-33 Various Street Improvements MFT Bid Tab 2024-03-12.pdf \(175 KB\)](#)
- [24-33 Various Street Improvements MFT Certificate 2024-03-12.pdf \(20 KB\)](#)

3. Consent Agenda of the City Council

Subject :	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
Meeting :	Mar 12, 2024 - Regular City Council Meeting March 12, 2024
Type :	Action (Consent)
Recommended Action :	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
Goals :	Goal #8: Use the downtown master plan as a guide to revitalize the City Center Goal #4: Encourage progressive economic development, tourism, arts, and entertainment Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services Goal #1: Provide a high quality-of-life and foster a sense of community for all residents

Public Content

Originating Department: Economic Development

Background:

In November 2021, in response to the creation of Carbondale's Downtown Arts & Entertainment District and to support the Council's goal to encourage progressive economic development, tourism, arts, and entertainment, as outlined in the current version of the Vision 2030 statement, a committee was assembled with the goal of celebrating Carbondale's creative community. The intent of the Committee is to use funds donated by public and private sources to sponsor the creation of public art downtown. The Committee is comprised of faculty from SIU's College of Art and Design, Artspace 304 board members and staff, and the City of Carbondale's Economic Development Office.

For Fiscal year 2024, funds to support public art downtown were budgeted for TIF District #2. However, one of the projects included as part of this effort was a mural located in TIF District #1 at 317 E Main Street on the building known as the "Wallace Building" (See Woodlawn Cemetery Mural 2023-03-12). Staff is requesting a budget adjustment of \$13,250 to transfer funds from TIF District #2 to TIF District #1 to cover expenses related to this mural.

File Attachments

- [Woodlawn Cemetery Mural 2023-03-12.jpg \(701 KB\)](#)
- [An Ordinance Authorizing a Budget Adjustment to Increase the TIF District #1 Division for Costs Related to the Mural at 317 E Main Street 2024-03-12.pdf \(104 KB\)](#)
- [Exhibit A-Budget Adjustment TIF 1 Wallace Building Mural 2024-03-12.pdf \(121 KB\)](#)

3. Consent Agenda of the City Council

Subject :	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)
Meeting :	Mar 12, 2024 - Regular City Council Meeting March 12, 2024
Type :	Action (Consent)
Recommended Action :	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)

Public Content

Originating Department: Public Works- Engineering

Background:

The City was recently awarded a Highway Safety Improvement Program Grant through IDOT in the amount of \$302,130 for engineering design of Grand Ave (Washington Street to Wall Street) to complete a "road diet" for this street and a multi use path. When complete, the resurfaced Grand Ave will have the number of vehicular travel lanes reduced from 4 to 3 with an added center turn lane. The project will also include a multi use path and ADA improvements where sidewalks meet the new pavement. This project was included in the FY2025 CIP for design. The city will seek additional HSIP Funding or other grants in future years to complete this construction.

Thouvenot, Wade & Moerchen, Inc. (TWM) is currently in an on-call contract with the City for work requiring Qualification Based Selection and has expertise with these types of projects. They are currently designing or have completed design on several other City projects; all of which are on or ahead of schedule.

The attached proposal from TWM details deliverables and fees for this work in the amount of \$276,187. The FY2025 CIP Budget currently includes funds that will cover the anticipated expenses for the current fiscal year. It is recommended to award a design contract to TWM in the amount of \$276,187

File Attachments

- [TWM Contract - Grand HSIP.pdf \(497 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.9 Approval of Consent Agenda Items
Meeting :	Mar 12, 2024 - Regular City Council Meeting March 12, 2024

Type :	Action (Consent)
Recommended Action :	Approve all Consent Agenda items not pulled for separate consideration
Public Content	
4. General Business of the City Council	
Subject :	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
Meeting :	Mar 12, 2024 - Regular City Council Meeting March 12, 2024
Type :	Action
Recommended Action :	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
Goals :	Goal #1: Provide a high quality-of-life and foster a sense of community for all residents Goal #4: Encourage progressive economic development, tourism, arts, and entertainment Goal #8: Use the downtown master plan as a guide to revitalize the City Center

Public Content

Originating Department: Economic Development

Background:

In 2016, the City of Carbondale purchased three parcels that made up the former Walnut Street Baptist Church. The first parcel was the location of the original church building constructed in 1922. 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 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 foot portion of the former church's parking lot. Please see 218 West Walnut Property Sales Contract-Ellrow Entertainment 2024-03-12.pdf.

Ellrow Entertainment, LLC plans to use this property to transform the historic 1950 structure into an entertainment venue, and additionally include retail space on the lower level of the building. Please see the attached Ellrow Entertainment proposal 2024-03-12.pdf

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.

As part of this transaction, the City of Carbondale will issue a quitclaim deed for the property mentioned above.

Recommended Action:

It is recommended that the City Council 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 quitclaim deed for conveyance of said land.

File Attachments

- [218 West Walnut Property Sales Contract-Ellrow Entertainment 2024-03-12.pdf \(95 KB\)](#)
- [Ellrow Entertainment proposal 2024-03-12.pdf \(1,782 KB\)](#)
- [Map-Sale of 218 W. Walnut Property 2024-03-12.pdf \(5,344 KB\)](#)
- [Public Notice 2024-03-12.pdf \(581 KB\)](#)
- [Quitclaim Deed - 218 W. Walnut St. 2024-03-12.pdf \(104 KB\)](#)
- [Resolution Authorizing CM to Enter into a Contract for Sale of Real Property at 218 W Walnut to Ellrow Entertainmentt LLC 2024-03-12.pdf \(95 KB\)](#)

4. General Business of the City Council

Subject :	4.2 City Council Discussion and Recommendation of Community Agency Funding Requests for the FY2025 Fiscal Year Budget
Meeting :	Mar 12, 2024 - Regular City Council Meeting March 12, 2024
Type :	Action, Discussion
Recommended Action :	Discuss and recommend funding of community agencies for the FY25 budget.

Public Content

Originating Department: City Manager

Background:

In FY24, the City received (16) applications for funding requeststotaling \$1,121,258; the City Council made the decision to fund agencies with general fund and ARPA funding revenue. In total, the City Council funded (16) organizations with a combination of \$358,494 of general fund revenue and \$236,376 of ARPA revenue for a grand total of \$594,870. This amount includes funding for Jackson County Mass Transit, Saluki Express (now operated by RIDES Mass Transit), and Sunset Concerts which have previously been exempt from submitting a formal application.

For the FY25 funding year, City Staff opened the application process in January and received (32) applications requesting \$772,849 in funding.This year's funding request is an increase of \$177,979 from what was approved for funding in FY24. Attached is a table that outlines the FY23 and FY24 funded amounts per agency, the FY25 requested amounts, variances from last year, and Staff's funding recommendations.

Pending Council discussion, Staff will make the necessary changes to Division 40425 (Community Agencies and Organizations) to present at the April 9 budget hearing.

It is important to also note that although applications for funding have been received, there is no guarantee of funding at this time.Funding decisions will not be final until the City Council approves the budget on April 23, 2024.

Recommended Action:

It is recommended that the City Council discuss the FY 2025 funding requests from community agencies and organizations and provide direction to Staff as to recommended funding amounts.

File Attachments

[FY25 Community Funding Services Matrix - 2024-03-12.pdf \(216 KB\)](#)
[FY25 Community Agency Funding Memo 2024-03-12.pdf \(307 KB\)](#)
[FY25 Community Organization Funding Spreadsheet - 2024-03-12.pdf \(448 KB\)](#)
[Ya'll Rock Community.pdf \(2,141 KB\)](#)
[Women for Change.pdf \(1,034 KB\)](#)
[WDBX.pdf \(926 KB\)](#)
[Victory Dream Center.pdf \(757 KB\)](#)
[Titan Foundation and Skills Academy.pdf \(1,683 KB\)](#)
[Survivor Empowerment Center.pdf \(5,027 KB\)](#)
[Southern Illinois Music Festival.pdf \(1,687 KB\)](#)
[Southern Illinois Collaborative Kitchen.pdf \(1,216 KB\)](#)
[Southern Illinois Coalition for the Homeless.pdf \(2,012 KB\)](#)
[Senior Adult Services.pdf \(773 KB\)](#)
[RBF Dome.pdf \(5,088 KB\)](#)
[Rainbow Cafe.pdf \(1,255 KB\)](#)
[Presbyterian Preschool.pdf \(2,306 KB\)](#)
[McLeod Summer Playhouse.pdf \(1,477 KB\)](#)
[I Can Read of So IL Reading Enhancement Program.pdf \(1,147 KB\)](#)
[Hopewell Missionary Baptist Church.pdf \(6,025 KB\)](#)
[Green Earth Inc..pdf \(1,045 KB\)](#)
[Good Samaritan Ministries.pdf \(2,448 KB\)](#)
[Gift of Love Charity.pdf \(1,013 KB\)](#)
[For Kids Sake International.pdf \(1,015 KB\)](#)
[Food Works Community Farmers Market.pdf \(1,813 KB\)](#)
[Eurma C. Hayes Center.pdf \(895 KB\)](#)
[Carbondale Warming Center.pdf \(438 KB\)](#)
[Carbondale United.pdf \(1,273 KB\)](#)
[Carbondale Main Street.pdf \(1,585 KB\)](#)
[Carbondale Food Autonomy.pdf \(1,367 KB\)](#)
[Carbondale Community Arts.pdf \(2,264 KB\)](#)
[Brehm Preparatory School.pdf \(952 KB\)](#)
[Boys & Girls Club Project Learn.pdf \(1,841 KB\)](#)
[Bethel AME Feed My Sheep.pdf \(4,874 KB\)](#)
[Attucks Summer Food & Enrichment Program.pdf \(1,561 KB\)](#)
[Attucks Afterschool and Enrichment Program.pdf \(14,266 KB\)](#)

5. Executive Session

Subject :	5.1 Executive Session to Discuss the Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees of the Public Body
Meeting :	Mar 12, 2024 - Regular City Council Meeting March 12, 2024
Type :	Action
Recommended Action :	Enter into Executive Session to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body pursuant

Public Content

Originating Department: City Clerk's Office

Background:

Discussion by the public body in Executive Session of the below-listed exceptions is permitted by the Illinois Open Meetings Act (5 ILCS/120.) In the event that any action is to be taken as a result of the discussions held in the Executive Session, final action will be taken only upon return to open session and will be preceded by a public recital of the nature of the matter being considered and other information that will inform the public of the business being conducted.

5 ILCS 120/2(c)

- (1) The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity.
- (2) Collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees.
- (3) The selection of a person to fill a public office, as defined in this Act, including a vacancy in a public office, when the public body is given power to appoint under law or ordinance, or the discipline, performance or removal of the occupant of a public office, when the public body is given power to remove the occupant under law or ordinance.
- (5) The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired.
- (6) The setting of a price for sale or lease of property owned by the public body.
- (8) Security procedures and the use of personnel and equipment to respond to an actual, a threatened, or a reasonably potential danger to the safety of employees, students, staff, the public, or public property.
- (11) Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.
- (21) Discussion of minutes of meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06.

5. Executive Session

Subject :	5.2 Return to Open Session
Meeting :	Mar 12, 2024 - Regular City Council Meeting March 12, 2024
Type :	Action
Recommended Action :	Return to Open Session

Public Content

Background:

No action is anticipated, but in the event that any action is to be taken as a result of the discussions held in the Executive Session, final action will be taken only in open session and will be preceded by a public recital of the nature of the matter being considered and other information that will inform the public of the business being conducted.

6. Adjournment of the City Council Meeting

Subject :	6.1 Adjourn meeting
Meeting :	Mar 12, 2024 - Regular City Council Meeting March 12, 2024

Type :

Procedural

Public Content

The Mayor will declare the meeting adjourned.