

Tuesday, May 28, 2024
Regular City Council Meeting May 28, 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 :	May 28, 2024 - Regular City Council Meeting May 28, 2024
Type :	Procedural

Public Content

1. Preliminaries to the City Council Meeting

Subject :	1.2 Citizens' Comments and Questions
Meeting :	May 28, 2024 - Regular City Council Meeting May 28, 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 :	May 28, 2024 - Regular City Council Meeting May 28, 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 Proclamations for Gun Violence Prevention Month, National Preservation Month
Meeting :	May 28, 2024 - Regular City Council Meeting May 28, 2024
Type :	Procedural

Public Content

Originating Department: Mayor's Office

Background: A Proclamation declaring the month of May 2024 as National Preservation Month

A Proclamation declaring the month of June 2024 as Gun Violence Prevention Month

File Attachments

[Proclamation for National Preservation Month.pdf \(870 KB\)](#)

[Proclamation for Gun Violence Prevention Month, 2024-05-28.pdf \(821 KB\)](#)

2. Public Hearings and Special Reports

Subject :	2.1 Historic Preservation Award Presentation
Meeting :	May 28, 2024 - Regular City Council Meeting May 28, 2024
Type :	Information
Goals :	Goal #6: Enhance residential development/rehabilitation Goal #1: Provide a high quality-of-life and foster a sense of community for all residents

Public Content

Originating Department: Community Development

Background:

In order to bring awareness to the importance of historic preservation and to encourage and reward those who have taken an active role in preservation, the City of Carbondale Preservation Commission initiated a Historic Preservation Awards Program in 2006. Each year members of the community are invited to submit nominations. Any property within the City is eligible and can be nominated in one of the following categories: preservation, restoration, sympathetic addition, or compatible new construction, or adaptive reuse.

The recipients of the 2024 Historic Preservation Awards are:

1. Parker and Chloe Wilkinson, owners of 206 South Poplar Street, have been selected as winners in the "restoration" category for a residential property. According to [An Architectural History of Carbondale, Illinois](#), this home was constructed in the 1870s with a Queen Anne-style porch and tower added in the 1890s. The porch has since been replaced but tower remains a primary decorative feature of the home. The Wilkinsons purchased this home in 2022 and have been restoring it to its original beauty. The exterior has a new roof, gutters, and the garage/workshop has been rebuilt. Inside, the plaster has been repaired or replaced, all new wiring, many plumbing upgrades, new central heating and cooling system, and many small repairs throughout. This project serves as a prime example of restoring an older property but keeping all of the original charm (including the curved upstairs foyer wall, beautiful wood trim, and leaving the existing built-in shelving in

tact.) Restoring and preserving these properties will help to maintain our historic neighborhoods and help to prevent further decay of neighboring properties.

2. Justin and Emily Zurlinden with Grayson Investments, owners of 302 North Poplar Street, have been selected as winners in the "restoration" category for a residential category. This property was built in 1913 and has been used as a duplex for many years even though it was never intended to be multi-family. After purchasing the property, the Zurlinden's converted it back to a single-family dwelling and completed an extensive restoration. The restoration projects included a significant plumbing, electrical, and heating and air conditioning upgrade. The cosmetic projects of paint inside and out, new flooring, new countertops, and many new fixtures only enhanced the overall design of this beautiful building. Decisions like following the original curved layout of the cabinets with the new granite countertops help to make this a good example of a restoration project for Carbondale. The second unit was dismantled and repurposed, which is good for the neighborhood given the small size and sub-par condition of that space. This property is in a transitional location between the hospital property and the residential northwest neighborhoods. Although it is a rental property, it can serve as a boundary property for the neighborhood and an example of a quality home in this area.

3. Rolf and Pamela Schilling, have been selected as winners in the "preservation" category for an agricultural structure located at 615 South Tower Road. The barn located on this property was built in 1908 and is a rarity within our city proper. The massive gambrel-shaped barn features a hay hood at the roof ridge and a shorter wing on the left. The Schilling's preservation work included: stabilizing and straightening the structure, shoring up the framework, sealing and painting the roof, repairing or replacing with like materials most of the wood on the north, south, and west sides. Future projects include building and installing sliding barn doors. Tower road serves as a major thoroughfare and this shows a great pride of place as this is an outbuilding, not a primary residence.

4. Claire Hughes, owner of the The Little Resource Center located at 801 East Walnut Street, has been selected as a winner in the "adaptive reuse" category for a commercial building. The Little Resource Center (TLRC) is a social service agency that provides support to families and caregivers with young children - including the operation of a diaper and formula bank. In March of 2024, TLRC took possession of the former Clark gas station which was constructed in 1972 using mid-century "stylized-box" architecture -- iconic in the construction of gas stations at the time. The building has been used in the past as an auto dealership, but has sat vacant on and off for several years, acting as an attractive nuisance for vandalism and vagrancy. The TLRC team has repurposed the location to serve as a central office. The building was chosen due to its location and walking distance proximity to multiple family neighborhoods that have been historically underserved. Additionally, the building sits on one of the most frequented streets in town, with an average of nearly 19,000 cars pass by per day, according to the Illinois Department of Transportation's Annual Average Daily Traffic counts. Due to the prolonged vacancy of the property, the TLRC team had to work hard to bring it up to an operational standard. The building required: new windows (due to excessive bullet holes in the existing panes), significant electrical and plumbing work due to the stripping of pipes and wires, cleanup of hazardous material on the exterior grounds (glass, needles, discarded personal hygiene items), exterior and interior cleaning and cleanout including the deconstruction and haul-away of a rusted metal-shed on the southside of the building, and new signage. In addition to remediation efforts, a hand-painted mural was completed on the west-facing side of the building that was designed and painted by a local young artist, Jamarr McZeke. This mural is intended to represent the diversity of the families in Carbondale and the empowerment of community resources, such as TLRC. This project serves as an example of how our community can restore, repurpose, and revive vacant properties into something both useful and beautiful. Gas stations (former or current) aren't normally thought of as historic properties. However, as we move into a new era of renewable energy, electric vehicles, and alternate transportation, buildings such as this property will become significant to the historical narratives created around sustainability.

File Attachments

- [206 S Poplar, Historic Preservation Award Photos, 2024-05-28.pdf \(341 KB\)](#)
- [302 N Poplar, Historic Preservation Award Photo, 2024-05-28.pdf \(527 KB\)](#)
- [615 S Tower Rd, Historic Preservation Award Photo, 2024-05-28.jpg \(187 KB\)](#)
- [801 E Walnut St, Historic Preservation Award Photo, 2024-05-28.pdf \(940 KB\)](#)

2. Public Hearings and Special Reports

Subject :	2.2 Presentation of the Wastewater Treatment Optimization Master Plan
Meeting :	May 28, 2024 - Regular City Council Meeting May 28, 2024

Type :

Information

Goals :

Goal #5: Provide high-quality City infrastructure
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: Public Works - Utilities

Background:

The City of Carbondale operates two wastewater treatment plants. Both plants must renew National Pollutant Discharge Elimination System (NPDES) permits every five years. These permits are required in order to discharge treated wastewater into nearby waterways. As a condition of the permits issued in 2020, both plants were mandated by the United States Environmental Protection Agency (USEPA) to complete various reports and treatment improvements by 2025. Two requirements that apply to both plants are Nutrient Assessment Reduction Planning (NARP) studies, and Phosphorus Removal Feasibility studies. Both of these studies have the same objective: reducing phosphorus concentrations in treated effluent.

Upcoming phosphorus limit goals are projected at 1.0 mg/L for 2025, 0.5 mg/L in 2030, and 0.1 mg/L by 2035. Phosphorus Removal Feasibility studies began in 2020 at both plants, and were completed in 2021 and 2022. The Northwest Wastewater Treatment Plant (NWWWTP) study by Lion CSG found that the plant currently exceeds 1.0 mg/L, and major upgrades would be required to bring the plant into compliance. Lion CSG indicated the City could save \$4.6M by installing a lift station and force main to transfer sewage to the Southeast Wastewater Treatment Plant (SEWWTP) for treatment, and advised the City to consider decommissioning the NWWWTP since most plant equipment and structures are at end of service life.

The study by CMT Engineers found that the SEWWTP was already compliant with the 0.1 mg/L goal since 2016. Prior to 2016, the SEWWTP also exceeded 1.0 mg/L.

In 2016, the City's Water Treatment Plant (WTP) eliminated its NPDES permit. The WTP ceased discharging its wastestream to a nearby creek and began capturing the flow to be routed to the SEWWTP for treatment. Residual chemical leftover from drinking water treatment has proven effective at removing 90% of the phosphorus from the SEWWTP effluent. This WTP project was environmentally beneficial not only in the vicinity of the WTP, but also at the SEWWTP.

The findings of these studies led City staff to develop a system-wide strategic wastewater plan, encompassing both plants and collection system sanitary sewer mains. In 2022, CIP funding was provided and the City Council approved a Wastewater Treatment Optimization Study (CIP WW2301).

The Optimization Study conducted in-depth research exploring the feasibility and value of consolidating the two wastewater plants. In their recently finalized report, CMT Engineers concur with the earlier Lion CSG report that installation of a force main to consolidate the wastewater plants would be the most cost-effective means of meeting pending regulatory requirements. Approximately 5.5 miles of sewer mains will be needed to connect the plants, however 3 miles of this is existing gravity sewer infrastructure, requiring construction of 2.5 miles of new force main. Flow volume at the SEWWTP has been decreasing for decades, and there is adequate capacity to handle all of the City's wastewater.

The City is recommended to convert the existing NWWWTP into a lift station and install a force main to pump all wastewater to the SEWWTP. Doing so would decommission the NWWWTP, which is at the end

of its useful life, and would utilize the treatment process at the SEWWTP to reduce phosphorus levels. It would also balance biological oxygen demand (BOD) deficient wastewater at the SEWWTP with BOD rich wastewater at the NWWWTP. This option provides the lowest upfront cost to meet regulations, and it is the only option that will reduce long-term operating and maintenance costs for the City.

The City of Carbondale has a rare opportunity to benefit the environment in the vicinity of the NWWWTP, keep costs down for Carbondale residents, and provide for the long-term sustainability of the wastewater system.

City Council is asked to adopt the Wastewater Treatment Optimization Master Plan, which would be implemented incrementally over approximately 5 - 7 years, with a substantial completion goal of 2030. Force main design and construction would begin this year, with other elements of the plan to follow.

The Wastewater Treatment Optimization Study - Phase Two was recently passed by Council. It will identify potential needed improvements at the SEWWTP, as well as certain components of the NWWWTP to be kept in operation. Recently renovated features of the NWWWTP will continue to serve a function in the wastewater system, including the equalization basin, effluent pump station, and solids processing equipment.

File Attachments

- [Carbondale Wastewater Treatment Optimization Master Plan 2024.pdf \(705 KB\)](#)
- [Alignment Exhibits 1-3.pdf \(11.326 KB\)](#)
- [NWWWTP Phosphorus Study with Appendices.pdf \(9.300 KB\)](#)
- [WWTP Opt. Plan Benefits 2024-05-28.pdf \(234 KB\)](#)
- [Final Carbondale Phosphorus Discharge Optimization Plan.pdf \(5.265 KB\)](#)
- [WWTP Opt. Plan Cost Comparison 2024-05-28.pdf \(505 KB\)](#)
- [Carbondale WWTP Master Study Presentation 2024-05-28.pdf \(240 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.1 Regular City Council Meeting Minutes from May 14, 2024
Meeting :	May 28, 2024 - Regular City Council Meeting May 28, 2024
Type :	Action (Consent)
Recommended Action :	Approve the minutes from the regular City Council meeting of May 14, 2024

Public Content

Originating Department:

City Clerk's Office

File Attachments

- [Regular City Council Meeting Minutes 14 May 2024.pdf \(328 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.2 Acceptance of Approved Meeting Minutes from Boards, Commissions, and Committees
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Meeting :	May 28, 2024 - Regular City Council Meeting May 28, 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: February 15 and April 15, 2024

Community Housing Trust: September 13, October 12, November 16, and December 14, 2023

Police Pension Board: January 16, 2024

File Attachments

- [Board of Fire and Police Commissioners Meeting Minutes 2024-02-15.pdf \(236 KB\)](#)
- [Board of Fire and Police Commissioners Meeting Minutes 2024-04-15.pdf \(227 KB\)](#)
- [Community Housing NFP Minutes 2023-09-13.pdf \(214 KB\)](#)
- [Community Housing NFP Minutes 2023-10-12.pdf \(220 KB\)](#)
- [Community Housing NFP Minutes 2023-11-16.pdf \(219 KB\)](#)
- [Community Housing NFP Minutes 2023-12-14.pdf \(221 KB\)](#)
- [Police Pension Fund Meeting Minutes 2024-01-16.pdf \(982 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.3 Reappointments to Boards and Commissions
Meeting :	May 28, 2024 - Regular City Council Meeting May 28, 2024
Type :	Action (Consent)
Recommended Action :	Council is requested to concur with Mayor Harvey's recommended reappointments to Boards and Commissions

Public Content

Originating Department: Mayor's Office

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

Board of Fire and Police Commissioners: Reappointment of Randy Burnside to a term expiring May 1, 2027.

Sustainability Commission: Reappointment of Sarah Heyer, Jane Cogie, Joan Davis, and Gayle Klam to terms expiring May 1, 2027.

3. Consent Agenda of the City Council

Subject :	3.4 Resolution Authorizing the City Manager to Execute an Engagement Letter with Kerber, Eck, & Braeckel for the City's FY 2024 Audit
Meeting :	May 28, 2024 - Regular City Council Meeting May 28, 2024
Type :	Action (Consent)
Recommended Action :	Adopt the Resolution authorizing the City Manager to execute the Engagement Letters with Kerber, Eck, & Braeckel for FY 2024 audit services
Goals :	Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services

Public Content

Originating Department: Finance

Background:

The Certified Public Accounting firm of Kerber, Eck, & Braeckel has submitted their proposal for audit services for the fiscal year ending April 30, 2023. This firm is staffed by personnel who have performed the annual City audit services in previous years. This is an exception under the formal contracting procedures 1-6-13 (E)(2), professional services pursuant to a written contract.

The proposed fixed audit fees for the FY 2024 audit are \$67,700; \$53,500 for the primary government accounts, with Police and Fire Pension Fund audit fees not exceeding \$7,100 each. The engagement includes a variable fee of \$150/hour for Federal Single Audit Act compliance. The City will require a single audit again this year due to the receipt of federal monies related to the American Rescue Plan Act (Coronavirus State and Local Fiscal Recovery Funds) and the Southern Illinois Multi-Modal Project (BUILD Grant). The proposed fixed fees include a 5% increase from FY 2023 amounts and are detailed as follows:

Governmental Funds:

General Fund, General Fixed Asset Group of Accounts, General

Long-Term Debt Group of Accounts, Special Revenue Funds,

Debt Service Fund, Capital Projects Fund, Group Health Insurance Fund, and thePublic

\$ 24,400

Library Component Unit

Public Service Enterprise Funds:

Waterworks and Sewerage Fund	15,200
Parking System Operating Fund	1,300
Solid Waste Management Fund	1,300
Rental Properties Fund	1,300
Annual Comprehensive Financial Report	4,000
State Annual Financial Report, CYEFR, Data Collection Formreporting packages	4,000
Compliance Report on Tax Increment Fund	2,000
Total Comprehensive Annual Financial Report	\$ 53,500
Police Pension Fund	7,100
Fire Pension Fund	7,100
Non-variable fee total	\$ 67,700

File Attachments

[Resolution Authorizing CM to Enter into an engagement letter with Kerber, Eck, & Braeckel 2024-05-28.pdf \(93 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.5 Resolution Authorizing the Interim City Manager to Enter into an Agreement with TWM, Inc. in an Amount Not-To-Exceed \$70,000 for Engineering Services for FY 2025 Water Main Replacements (CIP WS9202, WS1303, WS1806)
Meeting :	May 28, 2024 - Regular City Council Meeting May 28, 2024
Type :	Action (Consent)
Recommended Action :	Approval of an Agreement with TWM, Inc. in an Amount Not-To-Exceed \$70,000 for Engineering Services for FY 2025 Water Main Replacements (CIP WS9202, WS1303, WS1806)
Goals :	Goal #5: Provide high-quality City infrastructure 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: Public Works - Utilities

Background:

Each year, the City replaces water mains in certain areas. Water mains that experience the highest frequency of breaks are designated for replacement, and these projects can be found in the 5-Year CIP plan. Water main breaks are expensive to repair, often cause damage to streets, and inconvenience Carbondale water customers with service outages. It is very important to continue with the City's practice of replacing water mains each year since, like many cities, most of Carbondale's mains date back to the 1950s - 1970s, with many even older lines. Funding is provided for design of these water mains in FY 2025 in the CIP budget, and will be paid for by the W&S Fund.

The City Council is asked to authorize the Interim City Manager to approve an agreement with TWM, Inc. in an Amount Not-To-Exceed \$70,000 for engineering services for FY 2025 Water Main Replacements (CIP WS9202, WS1303, WS1806).

This contract is for professional services which is an exception to the formal bidding process pursuant to 1-6-13 (E)(2) of the Carbondale Revised Code: "Where the services required are for professional or artistic skills pursuant to a written contract."

File Attachments

[230538_FY2025 WaterMainDesigns_20240226.pdf \(3.874 KB\)](#)
[Resolution Authorizing the CM to Enter into an ESA with TWM for FY 2025 Water Main Replacements 2024-05-28.pdf \(9 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.6 A Resolution Authorizing the Interim City Manager to Enter an Agreement with Placer.ai in the amount of \$32,812 for Access to Location Intelligence and Foot Traffic Data Software
Meeting :	May 28, 2024 - Regular City Council Meeting May 28, 2024
Type :	Action (Consent)
Recommended Action :	Approve a Resolution Authorizing the Interim City Manager to Enter an Agreement with Placer.ai in the amount of \$32,812 for Access to Their Location Intelligence and Foot Traffic Data Software
Goals :	Goal #4: Encourage progressive economic development, tourism, arts, and entertainment Goal #1: Provide a high quality-of-life and foster a sense of community for all residents Goal #2: Establish programs, processes, and networks to address diversity, inclusion, equity, and justice Goal #6: Enhance residential development/rehabilitation Goal #7: Build on, expand, and develop new relationships with SIU and other regional entities Goal #8: Use the downtown master plan as a guide to revitalize the City Center

Public Content

Originating Department: Economic Development

Background:

Placer.ai provides location intelligence and foot traffic data gathered from cellphone GPS location information. Location intelligence, sometimes called location analytics, refers to meaningful information and actionable insights derived from the analysis of cellphone location information. Whenever cellphone customers download apps, app developers often gather GPS location data from their customers and sell it to companies like Placer.ai.

With this aggregated information from cellphone apps, Placer.ai can acquire customers demographic information such as marital status, income and education level. By combining demographic data with many other data sources, the location information collected can also be used to determine psychographics, " including characteristics like lifestyle, interests, personality, values, and attitudes/beliefs/opinions. The information provided does not identify specific individuals and cannot be utilized to determine particular individuals.

In business and urban planning, location intelligence is used to answer questions like:

- How are property values likely to change in a given area?
- Where is the best place to locate a new store?
- Can any gaps be identified in local community services?
- What kinds of restaurants would be a good fit for a particular neighborhood?

Placers location intelligence can be used to attract businesses, drive event success, and boost tourism. Some of its uses include:

- Attract best-fit retailers: By combining visitation data with demographic and psychographic insights, Place.ai aids in understanding consumer behavior and preferences, and identify where people shop. This information can aid prospective retailers with matching consumer demand, and aid existing business expand their customer base.
- Measure success of events: The service helps to assess performance of various events by comparing visits relative to average days, and understanding where event-goers come from. It also aids event organizers to measure attendance and track foot traffic before, during and after events.
- Support tourism and local business: Placer can be used to analyze a specific geographic area to identify where visitors come from, where they stay, and the sites they visit. These metrics can be combined with demographics and psychographics to tailor promotions, boost tourism, and drive economic growth.
- Evaluate public resources and inform development strategies: Visitation and visitor journey data can be used to demonstrate the performance of public assets such as parks and open spaces, as well as their impact on nearby businesses. This data can be used as benchmarks against similar areas in other communities to identify investment opportunities and optimize long-term infrastructure development

The procurement for this service is eligible for an exception to the City's formal contract procedure under exception 5, which allows the procurement of purchases and contracts for the use, purchase, delivery, movement, or installation of data processing equipment, software or services to be exempt from the formal contract procedure as outlined in Section 1-6-13 of Carbondale's Revised Code.

Recommended Action:It is recommended that the City Council approve a Resolution Authorizing the Interim City Manager to Enter an Agreement with Placer.ai in the amount of \$32,812for Access to Location Intelligence and Foot Traffic Data Software.

File Attachments

[Placer.ai Order Form - 2024-04-28.pdf \(215 KB\)](#)
[Resolution Authorizing the City Manager to Enter an Agreement with Placer 2024-05-28.pdf \(89 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.7 Approval of Consent Agenda Items
Meeting :	May 28, 2024 - Regular City Council Meeting May 28, 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 A Resolution Authorizing Staff to Initiate a Text Amendment to Reduce the Minimum Square Footage Requirement of a Primary Structure in an R-1-5, Low Density Residential, District
Meeting :	May 28, 2024 - Regular City Council Meeting May 28, 2024
Type :	Action
Recommended Action :	Adopt a Resolution Authorizing Staff to Initiate a Text Amendment to Reduce the Minimum Square Footage Requirement of a Primary Structure in an R-1-5, Low Density Residential, District.
Goals :	Goal #1: Provide a high quality-of-life and foster a sense of community for all residents Goal #6: Enhance residential development/rehabilitation

Public Content

Originating Department: Community Development

Background:

At their May 15, 2024, meeting, the Planning Commission voted unanimously (5-0) to approve the attached memo to City Council. From the memo: "With the rising cost of construction and concerns about the impact it has on humans and the environment, there is a general trend nationwide in city zoning to allow for more variety of sizes in housing stock...Open space plans and simple one bedroom and studio homes can be easily designed for a 500 sq. ft. to 650 sq. ft. minimum."

The Planning Commission is interested in exploring the reduction of the minimum square footage of a house in R-1-5 districts, (15.2.11.12). The minimum square footage is currently 800 square feet. R-1, low-density residential, districts, are divided into four main categories, based on their average lot size. R-1-5 has the smallest average lot size, of 5000 square feet. If the minimum square footage of a house is reduced in the zoning code, all International Building Code requirements and the City of Carbondale Housing Code (Title 4, Chapter 4), such as the minimum square footage per dwelling unit, would still apply, and the Planning Commission does not wish to consider a square-footage minimum that does not align with other codes.

Upon the passage of this Resolution, planning staff will initiate a text amendment that would include a full analysis of the proposed change. The amendment would be discussed in full by the Planning Commission during a public hearing, and then Planning Commission would make their specific recommendation to City Council for their final approval or denial.

File Attachments

- [City of Carbondale Zoning Map, as of 3-22-2023, 2024-05-28.jpg \(77.635 KB\)](#)
- [Memo to City Council from Planning Commission, Minimum Sq Footage R-1-5, 2024-05-28.pdf \(197 KB\)](#)
- [Resolution Authorizing Staff to Initiate A Text Amendment Reducing the Min Square Footage in R-1-5 District, 2024-05-28.pdf \(93 KB\)](#)

4. General Business of the City Council

Subject :	4.2 Approval of Selection of Comprehensive Plan Consultant and Authorization to Enter into Contract Negotiations
Meeting :	May 28, 2024 - Regular City Council Meeting May 28, 2024
Type :	Action
Recommended Action :	Approve Planning NEXT as the consultant for the Comprehensive Plan update and direct staff to negotiate a contract for future City Council approval
Goals :	Goal #1: Provide a high quality-of-life and foster a sense of community for all residents Goal #2: Establish programs, processes, and networks to address diversity, inclusion, equity, and justice Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services Goal #4: Encourage progressive economic development, tourism, arts, and entertainment Goal #6: Enhance residential development/rehabilitation Goal #7: Build on, expand, and develop new relationships with SIU and other regional entities Goal #8: Use the downtown master plan as a guide to revitalize the City Center

Public Content

Originating Department: Community Development

Background:

At the May 14, 2024, City Council meeting, the Council voted to postpone a decision regarding staff's recommendation of consulting firm Planning NEXT to facilitate the update of Carbondale's Comprehensive Plan. Council requested to see the proposals from all six applicants. Proposals were emailed to the Council shortly after that meeting, and are attached here.

Staff recommend Planning NEXT due to their extensive experience with comprehensive plans. Communication, outreach, and effective community engagement are integral to the development of a successful comprehensive plan. Planning NEXT's proposal and draft scope of work (also attached here), as well as the information received during reference checks, represent a successful and specific methodology for gathering public input that was not seen in other proposals.

Upon approval by the City Council, staff will work with the selected consultant to develop a contract that will be presented to the Council for approval at a later date. The contract will contain the detailed scope of work, timeline, and fees.Planning staff recommends that the City Council allocate \$150,000 for this important initiative. Currently, there is \$75,000 allocated for the Comprehensive Plan update in the FY25 budget. The remaining \$75,000 can be dedicated in next year's budget.

File Attachments

- [Moran ED - Carbondale Comp Plan Proposal, 2024-05-28.pdf \(4.474 KB\)](#)
- [NJTT - Proposal for Consultant to Facilitate the Update of City of Carbondale's Comprehensive Plan, 2024-05-28.pdf \(4,161 KB\)](#)

[Planning NEXT Qualifications for the City of Carbondale Comprehensive Plan, 2024-05-28.pdf \(16.096 KB\)](#)
[Senga Architects - RFQ City of Carbondales Comprehensive Plan, 2024-05-28.pdf \(19,761 KB\)](#)
[Antero Group_SOQ_Carbondale Comprehensive Plan, 2024-05-28.pdf \(7,260 KB\)](#)
[Eighth Generation Consulting - City of Carbondale Comprehensive Plan - RFQ Response, 2024-05-28, PDF \(506 KB\)](#)
[Draft Scope of Work for Comp Plan, Planning NEXT, 2024-05-28.pdf \(198 KB\)](#)
[Draft Scope of Work for Comp Plan, Planning NEXT, 2024-05-28.pdf \(198 KB\)](#)

4. General Business of the City Council

Subject :	4.3 Resolution Adopting the Wastewater Treatment Optimization Master Plan and a Resolution Authorizing the Interim City Manager to Enter into an Agreement with Crawford, Murphy, and Tilly, Inc. in an Amount Not-To-Exceed \$200,000.00 for Engineering Services for the NWWWTP Effluent Forcemain Installation (CIP WW2501)
Meeting :	May 28, 2024 - Regular City Council Meeting May 28, 2024
Type :	Action
Recommended Action :	Pass a Resolution adopting the wastewater treatment optimization master plan and pass a Resolution authorizing the Interim City Manager to enter into an agreement with CMT in an amount not to exceed \$200,000.00 for engineering services for the NWWWTP effluent forcemain installation (CIP WW2501)
Goals :	Goal #5: Provide high-quality City infrastructure 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: Public Works - Utilities

Background:

The City of Carbondale operates two wastewater treatment plants. Both plants must renew National Pollutant Discharge Elimination System (NPDES) permits every five years. These permits are required to discharge treated wastewater into nearby waterways. As a condition of the permits issued in 2020, both plants were mandated by the United States Environmental Protection Agency (USEPA) to complete various reports and treatment improvements by 2025. Two requirements that apply to both plants are Nutrient Assessment Reduction Planning (NARP) studies and Phosphorus Removal Feasibility studies. Both of these studies have the same objective reducing phosphorus concentrations in treated effluent.

Upcoming phosphorus limit goals are projected at 1.0 mg/L for 2025, 0.5 mg/L in 2030, and 0.1 mg/L by 2035. Phosphorus Removal Feasibility studies began in 2020 at both plants and were completed in 2021 and 2022. The Northwest Wastewater Treatment Plant (NWWWTP) study by Lion CSG found that the plant currently exceeds 1.0 mg/L, and major upgrades would be required to bring the plant into compliance. Lion CSG indicated the City could save \$4.6M by installing a lift station and force main to

transfer sewage to the Southeast Wastewater Treatment Plant (SEWWTP) for treatment, and advised the City to consider decommissioning the NWWWTP since most plant equipment and structures are at end of service life.

The study by CMT Engineers found that the SEWWTP was already compliant with the 0.1 mg/L goal since 2016. Prior to 2016, the SEWWTP also exceeded 1.0 mg/L.

In 2016, the City's Water Treatment Plant (WTP) eliminated its NPDES permit. The WTP ceased discharging its waste stream to a nearby creek and began capturing the flow to be routed to the SEWWTP for treatment. Residual chemical leftover from drinking water treatment has proven effective at removing 90% of the phosphorus from the SEWWTP effluent. This WTP project was environmentally beneficial not only in the vicinity of the WTP, but also at the SEWWTP.

The findings of these studies led City staff to develop a system-wide strategic wastewater plan, encompassing both plants and collection system sanitary sewer mains. In 2022, CIP funding was provided and the City Council approved a Wastewater Treatment Optimization Study (CIP WW2301).

The Optimization Study conducted in-depth research exploring the feasibility and value of consolidating the two wastewater plants. In their recently finalized report, CMT Engineers concur with the earlier Lion CSG report that the installation of a force main to consolidate the wastewater plants would be the most cost-effective means of meeting pending regulatory requirements. Approximately 5.5 miles of sewer mains will be needed to connect the plants, however, 3 miles of this is existing gravity sewer infrastructure, requiring the construction of 2.5 miles of new force main. Flow volume at the SEWWTP has been decreasing for decades, and there is adequate capacity to handle all of the City's wastewater.

Consolidation of the City's two wastewater treatment plants is the recommendation of the Wastewater Treatment Optimization Study. The first step in this process is the design phase of a sanitary sewer force main to convey wastewater from the NWWWTP to the SEWWTP, thereby converting the existing NWWWTP into a lift station. Doing so would decommission the NWWWTP, which is at the end of its useful life, and would utilize the treatment process at the SEWWTP to reduce phosphorus levels. It would also balance biological oxygen demand (BOD) deficient wastewater at the SEWWTP with BOD rich wastewater at the NWWWTP. This option provides the lowest upfront cost to meet regulations, and it is the only option that will reduce long-term operating and maintenance costs for the City.

The City of Carbondale has a rare opportunity to benefit the environment in the vicinity of the NWWWTP, keep costs down for Carbondale residents, and provide for the long-term sustainability of the wastewater system.

City Council is asked to adopt the Wastewater Treatment Optimization Master Plan, which would be implemented incrementally over approximately 5 - 7 years, with a substantial completion goal of 2030. Force main design and construction would begin this year, with other elements of the plan to follow.

The FY2025 CIP budget includes funding for NWWWTP Effluent Forcemain Installation (CIP WW2501) from the Water and Sewer Fund.

Crawford, Murphy, & Tilly (CMT) Engineers has been awarded both phases of the Wastewater Treatment Optimization Study, and as a component of that project, CMT Inc. is recommended for design of this sanitary sewer force main.

The contract with CMT is for professional services which is an exception to the formal bidding process pursuant to 1-6-13 (E)(2) of the Carbondale Revised Code: "Where the services required are for professional or artistic skills pursuant to a written contract."

Federal funding assistance for the forcemain has been applied for in two recently submitted grants. Federal funds are being sought for the construction phase of this project which is estimated at \$5,000,000. The City has received positive feedback on the likelihood of receiving these funds.

Council is recommended to pass a resolution adopting the Wastewater Treatment Optimization Master Plan and to pass a resolution to authorize the Interim City Manager to enter into an agreement with CMT in amount not-to-exceed \$200,000.00 for engineering services for the NWWWTP effluent forcemain installation (CIP WW2501).

File Attachments

- [Resolution Adopting the Wastewater Treatment Optimization Master Plan 2024-05-28.pdf \(117 KB\)](#)
- [Carbondale Wastewater Treatment Optimization Master Plan 2024.pdf \(705 KB\)](#)
- [NWWWTP Phosphorus Study with Appendices.pdf \(9,300 KB\)](#)
- [Alignment Exhibits 1-3.pdf \(11,326 KB\)](#)
- [Final Carbondale Phosphorus Discharge Optimization Plan.pdf \(5,265 KB\)](#)
- [Carbondale WWTP Master Study Presentation 2024-05-28.pdf \(240 KB\)](#)
- [Professional Services Agreement Forcemain Design.pdf \(773 KB\)](#)
- [Resolution Authorizing the CM to Enter into an ESA with CMT, Inc. for NWWWTP Effluent Force Main Installation 2024-05-28.pdf \(9 KB\)](#)
- [WWTP Opt. Plan Cost Comparison 2024-05-28.pdf \(505 KB\)](#)
- [WWTP Opt. Plan Benefits 2024-05-28.pdf \(234 KB\)](#)

5. Adjournment of the City Council Meeting

Subject :	5.1 Adjourn meeting
Meeting :	May 28, 2024 - Regular City Council Meeting May 28, 2024
Type :	Procedural

Public Content

The Mayor will declare the meeting adjourned.