

Tuesday, October 8, 2024
Regular City Council Meeting October 8, 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 :	Oct 8, 2024 - Regular City Council Meeting October 8, 2024
Type :	Procedural

Public Content

1. Preliminaries to the City Council Meeting

Subject :	1.2 Citizens' Comments and Questions
Meeting :	Oct 8, 2024 - Regular City Council Meeting October 8, 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 :	Oct 8, 2024 - Regular City Council Meeting October 8, 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 National APEX Day, Domestic Violence Awareness Month
Meeting :	Oct 8, 2024 - Regular City Council Meeting October 8, 2024
Type :	Procedural

Public Content

Originating Department: Mayor's Office

Background: A Proclamation declaring October 9, 2024, as National APEX Day

A Proclamation declaring October 2024 as Domestic Violence Awareness Month

File Attachments

[Proclamation for National APEX Day, 2024-10-08.pdf \(47 KB\)](#)

[Proclamation for Domestic Violence Awareness Month, 2024-10-08.pdf \(53 KB\)](#)

2. Public Hearings and Special Reports

Subject :	2.1 Feedback and Recommendations from the Carbondale Business Community Based on Input Provided to the Carbondale Chamber of Commerce
Meeting :	Oct 8, 2024 - Regular City Council Meeting October 8, 2024
Type :	Reports
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 #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:

In 2018, City staff began leading the Carbondale Chamber of Commerces Economic Development Committee. Committee membership was opened to include representatives of the business community, the University, and other related organizations. The Committee was reorganized around three guiding principles:

1. Use the strengths of committee members to develop and implement strategies that support the chambers mission and build a stronger economy.

2. Membership should represent a cross-section of the Carbondale community, reflecting the diversity and perspective that makes this community strong.
3. Create a working committee that takes action designed to meet specific goals.

These principles led to the formation of three distinct goals, one of which is to support the attraction, growth and retention of businesses in Carbondale. The Attracting & Retaining Business subcommittee was then formed for that sole purpose.

Members of the subcommittee acknowledge that achieving its objective requires collaborative efforts between themselves, City Council, and the business community. The approach is to not only identify barriers to business growth, but opportunities as well.

In 2021, the subcommittee hosted a series of Business Focus Groups/Roundtable Discussions. 19 individuals participated in three separate roundtable discussions. Industry representation included information technology, insurance, commercial /residential real estate, residential/commercial contracting, waste disposal, local product sales/online sales, retail, banking, financial planning, restaurant/catering, and the service industry. Guiding questions, common themes, challenges and opportunities were provided.

In 2023, subcommittee members conducted an online survey to better understand business community needs, perceptions, barriers, and opportunities. Participants were recruited through the Carbondale Chamber of Commerce membership, SIU Small Business Development Center email communications to Carbondale business clients, and direct door-to-door business outreach. A total of 26 complete responses were collected. Industry representation included retail, restaurant, service-based businesses, and manufacturing.

This evening, the subcommittee offers members of Carbondales City Council feedback drawn from these interactions with the business community that highlights some of the opportunities and challenges of doing business in Carbondale. The subcommittee hopes that this will be the beginning of an open and honest dialogue, one that will result in improvements to our communitys business climate.

3. Consent Agenda of the City Council

Subject :	3.1 City Council Meeting Minutes from September 24, 2024
Meeting :	Oct 8, 2024 - Regular City Council Meeting October 8, 2024
Type :	Action (Consent)
Recommended Action :	Approve the minutes from the regular City Council meeting of September 24, 2024

Public Content

Originating Department:

City Clerk's Office

File Attachments

[Regular City Council Meeting Minutes 24 September 2024.pdf \(197 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.2 Approval of Warrant for the Period Ending: 09/27 /2024 for the FY 2025 Warrant 1495 in the Total Amount of \$3,054,227.34
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Meeting :	Oct 8, 2024 - Regular City Council Meeting October 8, 2024
Type :	Action (Consent)
Recommended Action :	Accept the following report of payments made for the period ended: 09/27/2024 totaling \$3,054,227.34
Goals :	Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services

Public Content

Originating Department: Finance

Background:

File Attachments

[Warrant 1495 2024-10-08.pdf \(367 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.3 Approval of Wells Fargo Warrant for the Period Ending 08/31/2024 FY 2025 Warrant # WF 08/2024 in the amount of \$157,104.51
Meeting :	Oct 8, 2024 - Regular City Council Meeting October 8, 2024
Type :	Action (Consent)
Recommended Action :	Accept the following report of payments made for the period ended: 08/31/2024 totaling \$157,104.51
Goals :	Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services

Public Content

Originating Department: Finance

Background:

File Attachments

[Wells Fargo 08-2024 2024-10-08.pdf \(212 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.4 Reappointment to Boards and Commissions
Meeting :	Oct 8, 2024 - Regular City Council Meeting October 8, 2024
Type :	Action (Consent)

Recommended Action :

Council is requested to concur with Mayor Harvey's recommended reappointment to Boards and Commissions.

Public Content

Originating Department: Mayor's Office

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

Preservation Commission: Reappointment of Betsy Brown to a term ending October 31, 2027.

3. Consent Agenda of the City Council

Subject :	3.5 Acceptance of Judicial Deed for Former Carbondale High School and Quit Claim Deed from the Boys and Girls Club of Southern Illinois for the Former Gymnasium on Springer Street
Meeting :	Oct 8, 2024 - Regular City Council Meeting October 8, 2024
Type :	Action (Consent)
Recommended Action :	Accept the Deeds for the former High School and the Gymnasium

Public Content

Originating Department: Legal

Background: The City of Carbondale petitioned the Jackson County Circuit Court to declare the Old High School on Springer Street as abandoned. The owner had failed to pay taxes on the property and make necessary repairs.

The City Council previously authorized pursuing the title of the former High School by consensus on October 10, 2023, and the demolition of the Old High School building and the attached Old Gymnasium by authorizing the award of the demolition contract on August 27, 2024.

File Attachments

[Judicial Deed 2024-10-08.pdf \(1,217 KB\)](#)

[Boys and Girls Club Quit Claim Deed for 250 N Springer Street 08 October 2024.pdf \(561 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.6 Approval of Consent Agenda Items
Meeting :	Oct 8, 2024 - Regular City Council Meeting October 8, 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 Ordinance Adopting the 2018 International Code Council Model Codes
Meeting :	Oct 8, 2024 - Regular City Council Meeting October 8, 2024
Type :	Action
Recommended Action :	Approve an ordinance adopting the 2018 International Code Council Model Codes

Public Content

Originating Department: Community Development

Background:

The State of Illinois has passed a new statute requiring communities that have an adopted building code to adhere to certain requirements for structural design codes. Public Act 103-0510 requires that communities adopt "baseline" editions of the International Code Council (ICC) model codes that address structural design for commercial and residential buildings, by January 1, 2025.

The City of Carbondale first adopted the 2003 ICC model codes in 2003 and has not adopted a newer version since. The new State of Illinois Statute requires some code changes. Still, to simplify and modernize our ordinances, staff proposes a more comprehensive adoption of the 2018 ICC model codes to cover other areas such as fire safety and occupancy. Carbondale has long participated in the Code Enforcement Officials of Southern Illinois (CEOSI) organization, which promotes code adoption, uniformity, and education for its members. Many of the CEOSI members have updated newer codes than the 2003 codes. The "baseline" code requirement in the State statute is stated as the current 2024 ICC code edition or a version published in the preceding nine years.

Staff proposes the Council approve an ordinance to adopt the 2018 International Building Code, Residential Code, Property Maintenance Code, and Fire Code. The same exceptions currently listed in the Carbondale Revised Code 4.1.1.D will remain. These exceptions and modifications are mainly due to superseding state laws, and our local ordinances. Staff also proposes the exclusion of the requirement for Single Family Fire Sprinkler systems required in the 2018 International Residential Code. This is an exclusion commonly taken by other members of CEOSI. The Mechanical Code is amended by reference to the most current edition under 4.12.1. Staff also proposes modifying the Energy Efficiency Code in 4.8.1 to adopt the State Energy Efficient Building Act in its current form.

File Attachments

- [103-0510 Illinois Building Code Statute.pdf \(73 KB\)](#)
- [Exhibit A Amendment to the Carbondale Adopted Building Codes 2024-10-08.pdf \(63 KB\)](#)
- [An Ordinance Adopting the 2018 ICC Model Codes and the Illinois Energy Efficient Building Act 2024-10-08.pdf \(166 KB\)](#)

4. General Business of the City Council

Subject :	4.2 Ordinance Authorizing the Acceptance of an Award from
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the Department of Energy's "Energizing Rural Communities American Made Challenge" Phase 2 in the Amount of \$200,000 and Approving a Budget Adjustment to Increase the Support Services FY2025 Budget in the Amount of \$200,000

Meeting :	Oct 8, 2024 - Regular City Council Meeting October 8, 2024
Type :	Action
Recommended Action :	Accept Award from the Department of Energy's Energizing Rural Communities American Made Challenge Phase 2 in the Amount of \$200,000 and Approve a Budget Adjustment to Increase the Support Services FY2025 Budget in the Amount of \$200,000
Goals :	Goal #8: Use the downtown master plan as a guide to revitalize the City Center Goal #7: Build on, expand, and develop new relationships with SIU and other regional entities Goal #6: Enhance residential development/rehabilitation Goal #5: Provide high-quality City infrastructure Goal #4: Encourage progressive economic development, tourism, arts, and entertainment Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services Goal #2: Establish programs, processes, and networks to address diversity, inclusion, equity, and justice Goal #1: Provide a high quality-of-life and foster a sense of community for all residents

Public Content

Originating Department: Community Development Services, Planning, Sustainability

Background:

The City of Carbondale, in partnership with the Village of Dowell, is one of two Southern Illinois projects awarded \$200,000 in the second phase of the US Department of Energy's Energizing Rural Communities Prize. This prize challenges individuals and organizations to develop partnership and financing strategies to improve energy systems and advance clean energy demonstration projects in rural communities.

This award is part of the \$150M+ American-Made Challenge, a series of prize competitions offered in partnership with the National Renewable Energy Laboratory (NREL) that are designed to incentivize the nation to re-energize innovation and re-assert American leadership in the energy marketplace.

In August 2024, a notice of the prize award was received from the American Made Challenge in the amount of \$200,000 - to be divided evenly with sibling Jackson County community, the Village of Dowell, IL. This is a no-match, no-reporting prize.

File Attachments

[Exhibit A ERC Prize Round 2 Award - Energy Sovereignty 2024-10-08.pdf \(121 KB\)](#)
[Ordinance Authorizing Acceptance of \\$200,000 Prize from DOE and BA to increase Support Services Budget 2024-10-08.pdf \(158 KB\)](#)

4. General Business of the City Council

Subject :	4.3 Resolution Authorizing the Interim City Manager to Enter Into an Agreement with Pleiades Strategy for Communication Services to Support the Energy
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Sovereignty, Security, and Democracy Proposal

Meeting :	Oct 8, 2024 - Regular City Council Meeting October 8, 2024
Type :	Action
Recommended Action :	Adopt a Resolution Authorizing the Interim City Manager to Enter Into an Agreement with Pleiades Strategy for Communication Services to Support the Energy Sovereignty, Security, and Democracy Proposal
Goals :	Goal #8: Use the downtown master plan as a guide to revitalize the City Center Goal #7: Build on, expand, and develop new relationships with SIU and other regional entities Goal #6: Enhance residential development/rehabilitation Goal #5: Provide high-quality City infrastructure Goal #4: Encourage progressive economic development, tourism, arts, and entertainment Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services Goal #2: Establish programs, processes, and networks to address diversity, inclusion, equity, and justice Goal #1: Provide a high quality-of-life and foster a sense of community for all residents

Public Content

Originating Department: Community Development Services, Planning, Sustainability

Background:

In March 2024, the City of Carbondale was awarded \$135,607.55 with no match through the State of Illinois Energy Efficiency and Conservation Block Grant (EECBG) in order to complete the following:

1. Conduct Community-scale and Municipal-scale GHG Emissions Inventories for the year 2025;
2. Translate Baseline Inventories and the Carbondale Community's Sustainability Action Plan into priority high-impact GHG reduction strategies;
3. Utilize modeling software to predict and prepare regional infrastructure planning for the electrification of our building stock, transportation, and climate migration;
4. Determine emissions reduction potential of the *Energy Sovereignty, Security, & Democracy Proposal*; and
5. Develop a proactive communications plan geared toward achieving community Energy Sovereignty, Security, and Democracy.

In order to support accessible, proactive, and equitable engagement of our community staff find it necessary to contract technical communications services and deliverables through Pleiades Strategy as detailed in "Exhibit A - Pleiades Strategy Scope of Work". **No funding or match is requested of the City of Carbondale.**

Pleiades Strategy will:

- Analyze stakeholder engagement conducted to date to identify core messaging shared, culture, and values of the communities served.
- Develop a distinct brand manual, reflective of the core messaging shared, culture, and values of the communities served.
- Translate the complex proposal into educational and informative communications materials. (i.e. powerpoints, printed flyers, websites, social media pages, newsletters, etc.)
- Translate the proposal narrative into shorter, more accessible content (i.e. graphics, flyers, short-form video, etc.) to better communicate the projects impact and timeline to the wider community.

- Develop a strategy and schedule for release of educational and informative communications materials.
- Tighten narrative describing proposal's impact to the wider United States to be used in pursuit of further project funding.
- Develop asynchronous formats for public perspective sharing surrounding the proposal (i.e. surveys, social media postings, Community Champions, etc.)

Opening deliverables include, but are not limited to:

- Key audience assessment
- Messaging guidance customized to key audiences
- Brand Manual
- Narrative & pitch deck template
- Concise project narrative
- Communications strategy and schedule for release (i.e. calendar)
- Social Media Kit Template
- Educational and Informative Communications Materials (i.e. powerpoints, website, newsletters)
- Shorter, more accessible content (i.e. digital flyers, newspaper notices, short form video)
- Living FAQ to help answer frequently asked questions as folks are introduced to the project

Pleiades Strategy has been recommended for the contract given that, "goods or services to be procured are economically procurable from only one source, such as contracts for telephone service, electrical energy and other public utility services, books, pamphlets, and periodicals and specially designed business and research equipment and related supplies."as well as, "services required are for professional or artistic skills pursuant to a written contract." ([1-6-13: Formal Contract Procedure](#))

Council may note that as of November 2023, the City of Carbondale had conducted over thirty (30) proactive community consultations surrounding the proposal; ensuring that early-stage visioning was cooperatively developed. A detailed table of these community consultations may be found as "Exhibit B - Energy Sovereignty Community Consultations 2024-10-08". However, community engagement and cooperative development of this proposal and its programs is just beginning. If any members of the Council or the wider community have interest in hosting a community conversation, please reach out to city staff member Lauren Becker at lbecker@carbondaleil.gov

Council may note that to date the City of Carbondale has secured over \$1.5M in direct funding and technical assistance in order to support the Energy Sovereignty, Security & Democracy Proposal, which may be found detailed in "Exhibit C - Energy Sovereignty Funding Secured to Date 2024-10-08".

File Attachments

[Resolution Authorizing Interim CM to Enter Agreement with Pleiades Strategy 2024-10-08.pdf \(299 KB\)](#)
[Pleiades Professional Services Agreement 2024-10-08.pdf \(259 KB\)](#)
[Exhibit A - Energy Sovereignty Pleiades SOW 2024-10-08.pdf \(605 KB\)](#)
[Exhibit B - Energy Sovereignty Community Consultations 2024-10-08.pdf \(780 KB\)](#)
[Exhibit C - Energy Sovereignty Funding Secured to Date 2024-10-08.pdf \(449 KB\)](#)

5. Adjournment of the City Council Meeting

Subject :	5.1 Adjourn meeting
Meeting :	Oct 8, 2024 - Regular City Council Meeting October 8, 2024
Type :	Procedural

Public Content

The Mayor will declare the meeting adjourned.

