

Tuesday, November 12, 2024

Local Liquor Control Commission and Regular City Council Meeting November 12, 2024
City Council Chambers, Room 108
200 South Illinois Avenue
Carbondale, Illinois 62901
6:00 p.m.

1. Preliminaries to the Local Liquor Control Commission Meeting

Subject : 1.1 Roll Call
Meeting : Nov 12, 2024 - Local Liquor Control Commission and Regular City Council Meeting November 12, 2024
Type : Procedural

Public Content

2. Citizens' Comments for the Local Liquor Control Commission

Subject : 2.1 Citizen Comments for the Liquor Commission
Meeting : Nov 12, 2024 - Local Liquor Control Commission and Regular City Council Meeting November 12, 2024
Type :

Public Content

Citizens comments for the Local Liquor Control Commission

3. General Business of the Local Liquor Control Commission

Subject : 3.1 Minutes from the Local Liquor Control Commission Meeting of September 24, 2024
Meeting : Nov 12, 2024 - Local Liquor Control Commission and Regular City Council Meeting November 12, 2024
Type : Action
Recommended Action : Approve the minutes from the Local Liquor Control Commission meeting of September 24, 2024

Public Content

Originating Department:

File Attachments

[Local Liquor Control Commission Meeting Minutes 24 September 2024.pdf \(122 KB\)](#)

3. General Business of the Local Liquor Control Commission

Subject :	3.2 Application for an On-Premises Secondary Liquor License from Lost Forest Coffeehouse & Pub, LLC Operating at 520 South Illinois Avenue
Meeting :	Nov 12, 2024 - Local Liquor Control Commission and Regular City Council Meeting November 12, 2024
Type :	Action
Recommended Action :	Approve the issuance of an On-premises Secondary liquor license with beer garden, live entertainment, and video gaming liquor license riders for Lost Forest Coffeehouse & Pub; or Approve the issuance of an On-premises Secondary liquor license without one or more of the license riders; or Deny the issuance of the liquor license based on one or more provisions of the Liquor Code.

Public Content

Originating Department: City Clerk's Office

Background:

Lost Forest Coffeehouse & Pub, LLC, to be located at 520 South Illinois Ave., has submitted an application for an on-premises secondary-use liquor license with beer garden, live entertainment, and video gaming liquor license riders.

Liquor Code Provisions:

On-Premises Secondary: Sales of alcohol are ancillary to the operation of the business. The business's principal source of revenue shall not come from the sale of alcohol or video gaming revenues. **There is no minimum entry age.**

2-4-5: PROCEDURE FOR CRITERIA FOR ISSUING A LICENSE:

A. Notice: Upon the filing of an application for a liquor license, the application shall be reviewed by City staff for completeness, accuracy, and recommendation to the Commission; the application will then be considered at the next available Liquor Commission meeting. The applicant shall be notified of the date of said meeting not less than three (3) business days in advance. Failure of the applicant to accept, read, or review the notice, whether provided by mail, email, or telephone, does not constitute improper notification by the Commission.

B. Hearing And Evidence: The Commission shall receive and may require such evidence deemed necessary to make findings based upon the standards and factual criteria set out below and elsewhere in this title.

C. Standards And Factual Criteria: After the hearing, the Commission may grant a liquor license, contingent upon receipt of outstanding items, if it is determined that the grant of the license would not be detrimental to the general welfare of the City. The Commission may deny an application or may require changes to the applicant's plans in order to establish grounds for the issuance of the license if they find that the application meets one or more of the factual criteria listed below.

01. The application does not contain all the information, supporting documents, or fees required by this title.

02. The issuance of the license would be in violation of any part of this title.

03. The applicant does not have sufficient financial assets to maintain the proposed liquor establishment or has demonstrated insufficient financial responsibility.

04. The applicant is a convicted felon who has not been adequately rehabilitated.

05. The issuance of the license can reasonably be expected to create excessive noise, traffic, parking, or litter problems.

06.The applicant has a history of problems with regard to violations of health regulations, laws, and ordinances at prior establishments owned or managed by the applicant.
07.The building in which the applicant seeks to operate does not meet building and zoning code ordinances and regulations.
08.The issuance of the license can reasonably be expected to create a nuisance such as excessive and repeated breaches of the peace.
09.The applicant has previously had a liquor license revoked or suspended in this or any other state or jurisdiction.
10.The applicant is seeking a restaurant license and does not provide sufficient facilities or menu items to operate as a restaurant.
Outstanding Items:
The \$100 application fee has been paid. The certificate of insurance, Illinois Business Authorization certificate, Jackson County Health Department permit, and liquor license fee remain outstanding.

Staff's Recommendation:

The location is appropriate for a secondary-use liquor license, as the business will not have liquor as its primary revenue source. Sufficient parking is available to the east of the establishment.
While one member of the LLC had a prior criminal history 10 years ago, the record has been successfully expunged, and the applicant has operated a successful business within the City of Carbondale for several years and has recently expanded that business downtown. The Local Liquor Commission could make the finding that he has sufficiently shown that he has been rehabilitated.

File Attachments

[Lost Forest Coffeehouse & Pub, LLC - Liquor License App. Redacted.pdf \(3,131 KB\)](#)

[Determinants for Granting or Denying Application for a Liquor License.pdf \(21 KB\)](#)

3. General Business of the Local Liquor Control Commission

Subject :	3.3 Application for an On-Premises Secondary Restaurant Liquor License from Italian Village of Carbondale, LLC d/b /a Italian Village at 405 S. Washington Street
Meeting :	Nov 12, 2024 - Local Liquor Control Commission and Regular City Council Meeting November 12, 2024
Type :	Action
Recommended Action :	Approve the issuance of an On-premises Secondary Restaurant liquor license with Outdoor Service Area and Video Gaming Terminals Riders, contingent upon receipt of all outstanding items; or Approve the issuance of an On-premises Secondary Restaurant liquor license without one or more of the license riders, contingent upon receipt of all outstanding items; or Deny the issuance of the liquor license based on one or more provisions of the Liquor Code.

Public Content

Originating Department:

City Clerk's Office

Background:

Italian Village of Carbondale, LLC has submitted an application for an On-Premises Secondary-use restaurant license with Outdoor Service Area and Video Gaming Terminal license riders to assume ownership of Italian Village. The current license holder has been in contact with the City Clerk's Office in relation to this matter. The applicants have noted that they have no intention of making substantive changes to the restaurant as it currently operates.

Liquor Code Provisions:

On-Premises Secondary Use Restaurant: Sales of alcohol and/or video gaming revenues are ancillary to the operation of the business. The principal source of revenue shall come from the sale of nonalcoholic beverages and food. There is no minimum age for entry.

2-4-5: PROCEDURE FOR CRITERIA FOR ISSUING A LICENSE:

A. Notice: Upon the filing of an application for a liquor license, the application shall be reviewed by City staff for completeness, accuracy, and recommendation to the Commission; the application will then be considered at the next available Liquor Commission meeting. The applicant shall be notified of the date of said meeting not less than three (3) business days in advance. Failure of the applicant to accept, read, or review the notice, whether provided by mail, email, or telephone, does not constitute improper notification by the Commission.

B. Hearing And Evidence: The Commission shall receive and may require such evidence deemed necessary to make findings based upon the standards and factual criteria set out below and elsewhere in this title.

C. Standards And Factual Criteria: After the hearing, the Commission may grant a liquor license, contingent upon receipt of outstanding items, if it is determined that the grant of the license would not be detrimental to the general welfare of the City. The Commission may deny an application or may require changes to the applicant's plans in order to establish grounds for the issuance of the license if they find that the application meets one or more of the factual criteria listed below.

1. The application does not contain all the information, supporting documents, or fees required by this title.
2. The issuance of the license would be in violation of any part of this title.
3. The applicant does not have sufficient financial assets to maintain the proposed liquor establishment or has demonstrated insufficient financial responsibility.
4. The applicant is a convicted felon who has not been adequately rehabilitated.
5. The issuance of the license can reasonably be expected to create excessive noise, traffic, parking, or litter problems.
6. The applicant has a history of problems with regard to violations of health regulations, laws, and ordinances at prior establishments owned or managed by the applicant.
7. The building in which the applicant seeks to operate does not meet building and zoning code ordinances and regulations.
8. The issuance of the license can reasonably be expected to create a nuisance such as excessive and repeated breaches of the peace.
9. The applicant has previously had a liquor license revoked or suspended in this or any other state or jurisdiction.
10. The applicant is seeking a restaurant license and does not provide sufficient facilities or menu items to operate as a restaurant.

Outstanding Items:

The \$100 application fee has been paid and the criminal history check did not reveal anything which would preclude the applicant from holding a liquor license. All other items are outstanding.

Staff Recommendation: Approve

License classification is appropriate for the operation

The location is currently operating as a restaurant and no changes to the operations are anticipated.

File Attachments

[Italian Village of Carbondale LLC dba Italian Village_Redacted.pdf \(3.677 KB\)](#)

[Determinants for Granting or Denying Application for a Liquor License.pdf \(21 KB\)](#)

[2-4-8 Special Conditions and License Riders.pdf \(452 KB\)](#)

4. Adjournment of the Local Liquor Control Commission

Subject :	4.1 Time of Adjournment for Local Liquor Control Commission
Meeting :	Nov 12, 2024 - Local Liquor Control Commission and Regular City Council Meeting November 12, 2024
Type :	Procedural

Public Content

5. Preliminaries to the City Council Meeting

Subject :	5.1 Roll Call
Meeting :	Nov 12, 2024 - Local Liquor Control Commission and Regular City Council Meeting November 12, 2024
Type :	Procedural

Public Content

5. Preliminaries to the City Council Meeting

Subject :	5.2 Citizens' Comments and Questions
Meeting :	Nov 12, 2024 - Local Liquor Control Commission and Regular City Council Meeting November 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.

5. Preliminaries to the City Council Meeting

Subject :	5.3 Council Comments, General Announcements, and Proclamations
Meeting :	Nov 12, 2024 - Local Liquor Control Commission and Regular City Council Meeting November 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.

7. Consent Agenda of the City Council

Subject :	7.1 Minutes from the Special and Regular City Council Meetings of October 22, 2024
Meeting :	Nov 12, 2024 - Local Liquor Control Commission and Regular City Council Meeting November 12, 2024
Type :	Action (Consent)
Recommended Action :	Approve the minutes from the Special and Regular City Council Meetings of October 22, 2024

Public Content

Originating Department:
City Clerk's Office

File Attachments

[Regular City Council Meeting Minutes 22 October 2024.pdf \(175 KB\)](#)

[Special City Council Meeting Minutes 22 October 2024.pdf \(148 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.2 Approval of Warrant for the Period Ending: 10/25 /2024 for the FY 2025 Warrant 1497 in the Total Amount of \$1,663,995.08
Meeting :	Nov 12, 2024 - Local Liquor Control Commission and Regular City Council Meeting November 12, 2024
Type :	Action (Consent)
Recommended Action :	Accept the following report of payments made for the period ended: 10/25/2024 totaling \$1,663,995.08
Goals :	Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services

Public Content

Originating Department: Finance

Background:

File Attachments

[Warrant 1497 2024-11-12.pdf \(352 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.3 Approval of Wells Fargo Warrant for the Period Ending 09/30/2024 FY 2025 Warrant # WF 09/2024 in the amount of \$148,845.74
Meeting :	Nov 12, 2024 - Local Liquor Control Commission and Regular City Council Meeting November 12, 2024
Type :	Action (Consent)
Recommended Action :	Accept the following report of payments made for the period ended: 09/30/2024 totaling \$148,845.74
Goals :	Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services

Public Content

Originating Department: Finance

Background:

File Attachments

[Wells Fargo 09-2024 2024-11-12.pdf \(213 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.4 Resolution Authorizing the City of Carbondale to Enter Into an Intergovernmental Agreement with Jackson County for the maintenance of Traffic Signals Constructed at Giant City Road and Pleasant Hill Road
Meeting :	Nov 12, 2024 - Local Liquor Control Commission and Regular City Council Meeting November 12, 2024
Type :	Action (Consent)
Recommended Action :	Adopt a Resolution Authorizing the City of Carbondale to Enter Into an Intergovernmental Agreement with Jackson County, IL for the maintenance of Traffic Signals Constructed at Giant City Road and Pleasant Hill Road

Public Content

Originating Department: Public Works- Street Maintenance

Background:

The City of Carbondale Currently Maintains all traffic signals in the City of Of Carbondale(4 City Owned and 32 IDOT owned) and 2 IDOT Owned signals outside the City Limits. The Jackson County Highway Department received funding and and is constructing a new traffic signal at Giant City Road and Pleasant Hill Road. The City and Jackson County have been in ongoing discussions about signal maintenance at this intersection. All costs associated with this signal would be billed to the Jackson County Highway Department and will be tracked and billed the same way the City invoices IDOT for signal maintenance.

Staff requests City Council Adopt a Resolution Authorizing the City of Carbondale to Enter Into an Intergovernmental Agreement with Jackson County for the maintenance of traffic signals constructed at Giant City Road and Pleasant Hill Road.

File Attachments

[IGA Jackson County and City of Carbondale Signal Maintenance 2024-11-12.pdf \(470 KB\)](#)

[RES-IGA-Carbondale-Signals GCP 2024-11-12.pdf \(6,309 KB\)](#)

[Resolution Authorizing the Mayor to Execute an Intergovernmental Agreement with Jackson County for Traffic Light Maintenance 2024-11-12.pdf \(113 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.5 Ordinance Approving a Budget Adjustment to Increase the General Fund's FY2025 Budget in the Amount of \$1,295,000 for the Demolition of the High School and Women's Gymnasium on Springer Street.
Meeting :	Nov 12, 2024 - Local Liquor Control Commission and Regular City Council Meeting November 12, 2024
Type :	Action (Consent)
Recommended Action :	Approve an Ordinance to Increase the General Fund's

FY2025 Budget in the Amount of \$1,295,000 for the Demolition of the High School and Women's Gymnasium on Springer Street.

Goals :

Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services

Public Content

Originating Department: Finance

Background:

At the August 27, 2024, the City Council awarded a contract (4-1) in the amount of \$1,295,000 to S Shafer Excavating, Inc. of Pontoon Beach, IL for the demolition of the Old High School and the Boys & Girls buildings on Springer Street. As part of that agenda item it was stated that funding was not currently budgeted and that a budget adjustment will be prepared from the American Rescue Plan Funds and presented at a future council meeting. The ordinance presented within provides that funding.

It is requested that the Council approve an ordinance increasing the General Fund's FY 2025 Budget to fund the demolition from ARPA monies.

File Attachments

[BA to Transfer Funds into the Genreal Fund to Pay fot the Demolition of the Old CCHS Building 2024-11-12.pdf \(218 KB\)](#)

[Exhibit A - Budget Adjustment Demolition of High School 2024-11-12.pdf \(120 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.6 Ordinance Approving a Budget Adjustment to Increase the Fire Department's FY2025 Budget in the Amount of \$330,000 for the Purchase of a 2010 Pierce Pumper Utilizing ARPA Funds and Award the Purchase to Brindlee Mountain Fire Apparatus LLC in the Amount of \$330,000
Meeting :	Nov 12, 2024 - Local Liquor Control Commission and Regular City Council Meeting November 12, 2024
Type :	Action (Consent)
Recommended Action :	Adopt an Ordinance Authorizing a Budget Adjustment to Increase the Fire Department's FY2025 Budget in the Amount of \$330,000 for the Purchase of a 2010 Pierce Pumper utilizing ARPA monies and Award the Purchase to Brindlee Mountain Fire Apparatus LLC in the Amount of \$330,000
Goals :	Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services

Public Content

Originating Department: Fire Department

Background:

The type and number of fire apparatus maintained within the fire department (primary and reserve) is based on industry standards as well as Insurance Services Office (ISO) requirements. To maintain its current ISO classification, the city of Carbondale must employ serviceable apparatus capable of safely delivering personnel, equipment, and rating equipment capacity as required by the current ISO - Class 2 Public Protection Rating. Current National Fire Protection Association (NFPA) Standards recommend that apparatus greater than fifteen years old and still in serviceable condition be placed in reserve status and apparatus over twenty-five years be replaced.

As shared with the City Council on May 14, 2024, the 1996 Quality Pumper (Engine 11) is not reliable in a frontline position. At that time, City Council members approved the Interim City Manager to enter into a sales agreement for the purchase of a pumper/rescue fire truck with MacQueen Equipment, LLC, however, the manufacture time for this apparatus is estimated at twelve months. Since that time, Engine 11 has acquired additional issues which makes it not reliable in a reserve status. Additionally, on August 27, 2024, City Council members approved repairs to the 2014 Toyne Pumper (Engine 4) following a traffic crash determined to be the fault of the other driver. In order to have these repairs completed at an out-of-town facility, this apparatus will be taken out of service for an estimated minimum of thirty days. During this time, firefighters will not have these two pieces of fire apparatus in frontline positions to respond to emergency scenes necessary for the safety and efficiency of firefighting operations affecting the ability to provide services for the safety of the community and Fire Department staff.

The addition of this 2010 Pierce Pumper will provide a trustworthy apparatus during repairs to Engine 4 as well as, a future reserve backup when preventative maintenance is needed to the frontline fleet to ensure uninterrupted fire protection services. In addition, this provides a reliable apparatus in the event of a response to multiple fire scenes when additional staffing is called in. Dustin Nance, Equipment Maintenance Supervisor, along with members of the fire department, traveled to Alabama to inspect the pumper. The 2010 Pierce Pumper was found to be mechanically sound with a solid frame. All personnel agreed it would be a reliable and valuable asset to the fire department fleet to provide uninterrupted services. It is being sold by Brindlee Mountain Fire Apparatus LLC for an asking price of \$330,000 and comes with a limited one-year warranty.

ARPA Funds are available to fund the purchase due to the demolition of the Old High School and Boy's & Girl's Club coming in below initial estimates.

Due to the urgency of this purchase as well as the existing PUC pump system within the current fleet, the fire department and Interim City Manager are recommending that the City Council take exception to the formal Contract Procedure, either under Section E3 - in emergencies involving public health, public safety, or where immediate expenditure is necessary . . . to prevent or minimize serious disruption in City services. . . ; or Section E7 - Any contract for goods, services or supplies when it is determined to be in the best interest of the City by a vote of two-thirds of the Council members present, but at least four votes are required.

Recommended Action:

It is recommended that the City Council approve a Budget Adjustment to increase the Fire Department's FY2025 Budget in the amount of \$330,000 for the purchase of a 2010 Pierce Pumper utilizing ARPA monies and award the purchase to Brindlee Mountain Fire Apparatus LLC in the amount of \$330,000.

File Attachments

[Brindlee Mountain Fire Apparatus Sales Agreement.pdf \(413 KB\)](#)

[Exhibit A - BA Fire Truck Purchase 2024-11-12.pdf \(120 KB\)](#)

[BA to Fire Department Budget for Purchase of a Used 2010 Pierce Pumper 2024-11-12.pdf \(219 KB\)](#)

7. Consent Agenda of the City Council

Subject :

7.7 Contract in the Amount of \$59,190 to McVicker

Excavating, Inc., Herrin, IL, for the demolition of five (5) abandoned, blighted residential structures, bid as Various Residential Demolitions 2024, Round 2.

Meeting : Nov 12, 2024 - Local Liquor Control Commission and Regular City Council Meeting November 12, 2024

Type : Action (Consent)

Recommended Action : Award the contract in the amount of \$59,190 to McVicker Excavating, Inc., Herrin IL, for the demolition of five (5) abandoned, blighted residential structures, bid as Various Residential Demolitions 2024 Round 2.

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:

Staff from the Community Development and Economic Development Departments applied for and was awarded a grant from the Illinois Housing Development Authority (IHDA) under the Illinois Strong Communities Program Round 2 in the amount of \$484,000 on September 22, 2023 to demolish abandoned, blighted residential structures. Initially nineteen (19) structures were identified in the grant, with the potential for more to be addressed at a later time. As the structures are approved for demolition, bid, demolished, and contractors paid, IHDA will reimburse the funds expended for direct costs, as well as indirect expenses, such as title searches, and staff time.

Five (5) structures have already been demolished under this grant in Round One. This second round will include five (5) more abandoned and blighted residential structures. The addresses of these structures are 705 N. Carico Street, 310 S. Oakland Avenue, 614 W. Owens Street, 710 W. Sycamore Street, and 314 W. Walnut Street. All principal residential structures will be demolished, as well as outbuildings, overgrowth, sidewalks, and driveways. Lots will be graded and seeded and utilities marked for possible reuse later where appropriate. Bid documents were prepared using the standard City formats for projects of this size. The bid was advertised in the Southern Illinoian on Saturday, October 12, 2024. A pre-bid meeting was held on Thursday, October 24, 2024, and the bid opening was held on Tuesday, November 5, 2024. Fourteen (14) contractors were contacted as well as four (4) planhouses (see attached certificate). Five (5) plan holders purchased the bid material and three (3) bids were submitted. The bids ranged from \$59,190 to \$122,500, with McVicker Excavating of Herrin, IL, being the lowest bidder at \$50,190 (see attached bid tab).

Staff recommends the Various Residential Demolitions 2024 Round 2 to be awarded to McVicker Excavating, Inc., of Herrin, IL.

The contractor will have 60 days to complete the work once the contract is signed.

File Attachments

[25-15 Certificate for BNS Demo Round 2 2024-11-12.pdf \(22 KB\)](#)
[DE&I Bid Report Various Residential Demolitions 2024 Round 2.pdf \(528 KB\)](#)
[25-15 Bid Tab for BNS Demo Round 2 2024-11-12.pdf \(19 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.8 Contract in the Amount of \$19,500 to May Excavating, Inc., Carterville, IL, for the demolition of an abandoned, blighted residential structure, bid as Various Residential Demolitions 2024, Round 3.
Meeting :	Nov 12, 2024 - Local Liquor Control Commission and Regular City Council Meeting November 12, 2024
Type :	Action (Consent)
Recommended Action :	Award the contract in the amount of \$19,500 to May Excavating, Inc., Carterville IL, for the demolition of an abandoned, blighted residential structure, bid as Various Residential Demolitions 2024 Round 3.
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:

Staff from the City's Community Development and Economic Development Departments applied for and were awarded a grant from the Illinois Housing Development Authority (IHDA) Strong Communities Program Round 3 in the amount of \$484,000 on September 22, 2023, to demolish abandoned, blighted residential structures. Initially nineteen (19) structures were identified for demolition in the grant, with a potential for additional structures to be added to the list. As the structures are approved for demolition, bid, demolished, and contractors paid, IHDA will reimburse the City the funds expended for direct costs, as well as indirect expenses, such as title searches.

The first round of this demolition program has allowed the City to demolish five (5) abandoned and blighted residential structures. The second round bid which was opened November 5, 2024, will allow the City to demolish five (5) more structures. This particular structure at 905 W. Sycamore Street, is a fire-damaged four-unit apartment building that burned the first time on August 6, 2023, and then again on November 6, 2023. The City pursued demolition of the property after attempts were made by staff to get the owner to demolish or repair the structure. When it became apparent that that process was not effective, staff began the process to demolish the unsafe, abandoned structure. The structure, driveways, sidewalks, and overgrowth will be demolished and removed. The vacant lot will be graded and seeded per the standard City demolition specifications. The bid was advertised in the Southern Illinoisan on Saturday, October 12, 2024. A pre-bid meeting was held Thursday, October 24, 2024, and bids were opened Tuesday, November 5, 2024. Fourteen (14) contractors and four (4) planhouses were sent an Invitation to Bid (see attached certificate). Five (5) bids were purchased and three (3) bids were received ranging from \$19,500 to \$29,000. The lowest qualified bidder was May Excavating of Carterville, IL (see attached bid tab).

Staff recommends awarding the Various Residential Demolitions 2024 Round 3 to May Excavating, Inc. of Carterville, IL.

The contractor will have 60 days to complete the work, once the contract is signed.

File Attachments

[25-16 Bid Tab for BNS Demo Round 3 2024-11-12.pdf \(20 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.9 Appointments to Boards and Commissions
Meeting :	Nov 12, 2024 - Local Liquor Control Commission and Regular City Council Meeting November 12, 2024
Type :	Action (Consent)
Recommended Action :	Council is requested to concur with Mayor Harvey's recommended appointments to Boards and Commissions.

Public Content

Originating Department: Mayors's Office

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

Planning Commission - Zoning Board of Appeals: Appointment of Rolf Schilling to fill an unexpired term ending January 31, 2026.

Sustainability Commission: Appointment of LaCaje Hill to serve as an ex-officio, non-voting member to a term ending April 30, 2025.

7. Consent Agenda of the City Council

Subject :	7.10 Approval of Consent Agenda Items
Meeting :	Nov 12, 2024 - Local Liquor Control Commission and Regular City Council Meeting November 12, 2024
Type :	Action (Consent)
Recommended Action :	Approve all Consent Agenda items not pulled for separate consideration

Public Content

8. General Business of the City Council

Subject :	8.1 Review of 2024 Proposed Tax Levy, Truth in Taxation Act Determination and Public Library Board's Tax Levy Requirements
Meeting :	Nov 12, 2024 - Local Liquor Control Commission and Regular City Council Meeting November 12, 2024
Type :	Action
Recommended Action :	Direct staff to submit a Tax Levy Ordinance for the December 10 City Council meeting containing the recommended Tax Levy and Tax Levy Abatements that will

result in a net 2024 Tax Levy in the amount of \$2,271,850 for General Government and Library purposes

Goals :

Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services

Public Content

Originating Department: Finance

Background:

The total Municipal Property Tax Levy includes two major purposes, the City Government and the Public Library. Historically, the City Government relied on property taxes for pension contributions. Property tax is the Public Library's major source of revenue.

In each of the last fourteen years, the City abated the debt service, street lighting, and public benefit for sidewalk portions of the levy, but levied an actual amount for City Government Purposes, which was applied toward the public safety pension obligations. It is recommended that this practice be repeated this year. Police Pension required contributions will increase by \$40,026 to a total of \$1,119,688. Fire Pension required contributions will increase by \$49,342 to a total of \$713,774. This increase was a result of normal cost increases in the amortization of the pension liability. These are mandated expenses, over which the City has limited control. Without the revenue from the property tax levy, spending reductions would be required to balance the General Fund budget.

The attached "Comparative Tax Levy Analysis/Truth in Taxation Act Determination" is presented in compliance with Illinois law and shows that the proposed tax levy for Total City Government Purposes is \$1,035,331 for 2024, an increase of 0.000% over the amount levied in 2023. In 2024, \$300,281 will be used for the Fire Pension Fund and \$735,050 will be used for the Police Pension Fund. The remaining funds required for the function of the government including \$544,400, \$2,974,521 for principal and interest for the 2020 Series GO Bonds series A, as well as the 2022 Series GO Bonds respectively will come from revenues generated via the Home Rule authority. In 2023, the City's General Obligation Water & Sewer Bond Ordinances to be levied are \$76,193, which the City will fully abate, resulting in a \$1,035,331 tax levy for Total City Government Purposes. The City's real estate tax levy will remain flat for the 2024 tax year.

The City received a letter from the Carbondale Public Library Board dated October 8, 2024, requesting that the City levy a total of \$1,236,519 for the Library's Fiscal Year 2026 operations. The levy represents a \$36,007 increase over the prior year's levy of \$1,200,512 or 2.999%. The City Council, by law, is required to adopt the Library levy. The combined total for the City's share and the Public Library's share of the proposed tax levy is \$2,271,850, a 1.610% increase.

Due to the City's use of Home Rule authority and the associated revenues generated by Home Rule the General Fund will continue to subsidize a portion of the Fire Pension Fund, the Police Pension Fund. Debt Service Fund for the series 2020A general obligation bond standing levy will be abated and subsidized by the general fund in the total amount of \$544,400. Debt Service Fund for the series 2022 general obligation bonds standing levy will be abated and subsidized by the general fund and package liquor food and beverage fund in the total amount of \$2,974,521. The series 2011 general obligation bond will be funded by the Water & Sewer Fund revenues in the amount of \$76,193. The total levy amount required of \$5,631,706 less the corporate replacement tax provision, less the general fund, package liquor food and beverage tax fund, motor fuel tax fund, and water & sewer fund subsidies equates to a net levy amount of \$1,035,331.

Illinois law requires taxing bodies to abide by the Truth in Taxation Act that obligates the public taxing body to publish notices and conduct a public hearing when the tax levy being considered exceeds 105% of the extended tax, including any amounts abated by the taxing district prior to such extension of the previous year. With the overall increase of 1.610%, a public hearing is not required.

File Attachments

[2024 Comparative Tax Levy Analysis - Truth in Taxation 2024-11-12.pdf \(113 KB\)](#)

[FY26 Carbondale Public Library Levy Letter to Mayor 2024-11-12.pdf \(186 KB\)](#)

8. General Business of the City Council

Subject :

8.2 Discussion on Challenges and Observations of City of Carbondale Projects

Meeting :	Nov 12, 2024 - Local Liquor Control Commission and Regular City Council Meeting November 12, 2024
Type :	Discussion
Goals :	Goal #2: Establish programs, processes, and networks to address diversity, inclusion, equity, and justice Goal #4: Encourage progressive economic development, tourism, arts, and entertainment

Public Content

Originating Department:

Background:

In response to requests from council members and the community regarding challenges within the local construction industry, this discussion is being conducted to bring focus to community insights that can help shape policies aimed at making Carbondale's construction process more equitable and the workforce more inclusive. City staff have invited community members, skilled tradespeople, and contractors to share their experiences to build a clearer picture of the industry's current state and identify specific areas for improvement.

Staff recommends that key discussion topics include labor shortages, workforce training needs, and obstacles to accessing bidding opportunities. Staff aims to understand how these challenges affect smaller contractors and local tradespeople who may encounter additional barriers to entering or remaining in the field. The City of Carbondales goal is to cultivate an environment where all participants have fair access to succeed and contribute to local development projects.

This collaborative dialogue supports the City of Carbondale's Strategic Initiatives to Identify areas of unequal opportunity and access in Carbondale and begin creating a plan to improve resources for all, and Examine barriers to entering the building trades. By directly engaging with those most impacted, staff aims to review and potentially adjust policies to strengthen Carbondales construction sector, demonstrating the citys commitment to inclusivity, equity, and local economic growth.

8. General Business of the City Council

Subject :	8.3 An Ordinance Amending Title Four, Chapter Sixteen, Section Six of the Carbondale Revised Code as it Relates to Insurance Requirements for Vacant Buildings
Meeting :	Nov 12, 2024 - Local Liquor Control Commission and Regular City Council Meeting November 12, 2024
Type :	Action
Recommended Action :	Adopt an Ordinance amending Title Four, Chapter Sixteen, Section Six of the Carbondale Revised Code as it relates to insurance requirements for vacant buildings

Public Content

Originating Department: Legal

Background: At the September 25, 2022, City Council meeting the Carbondale City Council passed an Ordinance establishing a vacant building registration program. As part of the registration process, the owner of vacant buildings must provide proof of liability insurance ranging from \$500,000 to \$2,000,000. After two years of having the vacant building registry, Staff has experienced several vacant building

property owners who have had difficulty obtaining liability insurance in the amounts required. The insurance requirement is intended to protect the city from having to demolish a vacant building following a fire or other disaster that would occur on the property requiring the structure to be demolished. In review, the use of liability insurance does not protect the City from this occurrence, it is proposed to amend the Ordinance to require property and casualty insurance in amounts that are more in line with the cost of demolition of the structure. Staff is proposing the following amounts of insurance based on square footage and whether or not it is a multi-story building.

Minimum Property and Casualty Insurance Requirement

Buildings not exceeding 2,500 sq feet	\$15,000.00
Buildings 2,501-5000 sq feet	\$25,000.00
Buildings 5,001-10,000 sq feet	\$100,000.00
Single story Buildings exceeding 10,000 sq feet	\$1,000,000.00
Multi-story buildings exceeding 10,000 Sq feet	\$2,000,000.00

File Attachments

[An Ordinance Amending Title 4, Chapter 16, Section 6 2024-11-12.pdf \(130 KB\)](#)

8. General Business of the City Council

Subject :	8.4 Ordinance Adopting Rate Increases for Services Provided by the Water and Sewer Fund and a Resolution Approving Rate Increases for Services Provided by the Refuse and Recycling Fund
Meeting :	Nov 12, 2024 - Local Liquor Control Commission and Regular City Council Meeting November 12, 2024
Type :	Action
Recommended Action :	Adopt an Ordinance Authorizing Rate Increases for Services Provided by the Water and Sewer Fund and Approve a Resolution Authorizing Rate Increases for Services Provided by the Refuse and Recycling Fund
Goals :	Goal #5: Provide high-quality City infrastructure 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: Public Works

Background:

2025 will mark ten (10) years since the City of Carbondales last water and sewer (W&S) rate increase, and nine (9) years since the last refuse and recycling (R&R) rate increase. According to the U.S. Bureau of Labor Statistics, total inflation from 2015 to 2024 stands at 32%. In other words, what once cost \$1.00 in 2015 now costs \$1.32.

Rate increases are needed in order to maintain City services. These increases are not for additional personnel, specialized equipment, or unbudgeted capital projects. Operating budgets are strained by rising costs for materials, utilities, labor, supplies, etc. These increasing costs have been absorbed for years without passing on expenses to customers by utilizing cost-saving measures (solar installation at the SEWWTP), by deferring capital expenditures during the pandemic, and utilizing grant funds where available to offset capital costs. However, rate increases are necessary due to the compounding of economic and inflationary forces beyond the City's control in addition to new expenses to maintain regulatory compliance.

Carbondale Water and Sewer (W&S) and Refuse and Recycling (R&R) service costs are among the lowest in the region and in the nation, as shown in the attached rate comparison. A one-time increase in Water rates of \$1.00 per 1,000 gallons is proposed, and a one-time increase in sanitary Sewer rates of \$1.50 per 1,000 gallons is proposed, scheduled to go into effect next fiscal year on May 1, 2025. A one-time increase in Refuse of \$2.00 per month for the first container and \$1.00/month for each additional container along with an increase of \$0.50/month to Recycling rates is proposed, scheduled to go into effect next fiscal year on May 1, 2025. Thereafter, staff proposes establishing small annual rate increases for W&S and R&R services indexed to inflation, beginning May 1, 2026, to be updated annually on May 1 every year based on calendar year federal inflation data. These increases are typically 2 to 3% and will be capped at 6%.

The attached rate comparison shows that Carbondale ranks in the cheapest 25th percentile compared to 403 other cities for water, and the cheapest 25th percentile compared to 306 other cities for sewer on a national level. Local comparisons for W&S and R&R rates are also provided.

In 2011, the City of Carbondale eliminated the minimum W&S bill rate structure, which charged residents for 3,000 gallons per month even if less than 3,000 gallons were used. The City began charging for actual usage only, resulting in lower bills for many residents. This measure also promotes sustainability and efficiency, while discouraging waste. A small account charge was adopted to replace the minimum bill requirement.

Currently, this fixed monthly connection fee is \$8.79/Mo. (\$3.76 Water and \$5.03 Sewer) for residential and commercial users. Staff recommends adopting a progressive fixed fee structure for the monthly account charge based on meter size. The current charge of \$8.79/Mo. (\$3.76 Water and \$5.03 Sewer) applies the same to small residential meters using a few thousand gal./mo. as it does to large commercial meters at facilities using over 100,000 gal./mo. Regardless of size or consumption, the current fee structure is one rate fits all. Maintenance and replacement costs are many times higher on larger meters and the larger water mains that serve them. To shift the cost burden from residents toward commercial users and industries, monthly account charge fees should be based on meter size a fair share approach (see attachment).

Federal and state governments have increased financial assistance to residents on fixed incomes in recent years to keep up with rising costs. Additionally, Carbondale Township provides funding to residents facing difficulty meeting their basic needs, including monthly utilities. Carbondale Township is a taxing body primarily funded by the citizens of Carbondale.

Other considerations for low or fixed income residents include the City's recently adopted Sanitary Sewer Backflow Device Reimbursement Program. Several residents have been approved, making previously unaffordable plumbing improvements possible.

Staff reviewed fees for reconnection after disconnection of service for non-payment. The current fee has not been increased in more than twelve (12) years. Related service costs need to be covered without punitive charges to residents. To balance these factors, staff recommends leaving these fees unchanged. Usage rates for W&S need to keep up with inflation as described above, but fees for reconnection after disconnection of service for non-payment should remain unchanged, with no plans of increasing these rates in the near future.

Staff requests that the City Council approve an Ordinance adopting the proposed Water and Sewer rate increases and approve a Resolution adopting the proposed Refuse and Recycling rate increases.

File Attachments

- [2024 W&S-R&R Rate Data Comparison 2024-11-12.pdf \(425 KB\)](#)
- [CRC Exhibit - Current R&R Rates 2024-11-12.pdf \(465 KB\)](#)
- [CRC Exhibit - Current W&S Rates 2024-11-12.pdf \(241 KB\)](#)
- [Monthly W&S Account Fixed Charges 2024-11-12.pdf \(436 KB\)](#)
- [W&S Revenues & Expenses 2024-11-12.pdf \(402 KB\)](#)
- [EXHIBIT A Title 16, Chapter 3, Section 1 2024-11-12.pdf \(323 KB\)](#)
- [Ordinance Amending Title 16, Chapter 3, Section 1 of the CRC 2024-11-12.pdf \(165 KB\)](#)
- [Refuse & Recycling Rate Resolution 2024-11-12.pdf \(162 KB\)](#)

8. General Business of the City Council

Subject :	8.5 A Resolution Approving and a Resolution Denying ECA Solar's Request for a Special Use Permit to Develop Production-Grade Solar within the General Agriculture Zoning District (AG) South of Arnold Lane
Meeting :	Nov 12, 2024 - Local Liquor Control Commission and Regular City Council Meeting November 12, 2024
Type :	Action
Recommended Action :	Adopt Resolution Approving or Resolution Denying ECA Solar's Request for a Special Use Permit to Develop Production-Grade Solar within the General Agriculture Zoning District (AG) South of Arnold Lane

Public Content

Originating Department: Community Development Services, Planning

Background:Applicant ECA Solar has submitted an application requesting a Special Use Permit to develop a production-grade solar project South of Arnold Lane, Parcels 15-33-251-030 and 15-33-251-031, which are zoned General Agriculture (AG). (Please Refer to Exhibit A - Applicant's Brief)

Attached for City Council review are the following:

- 1) A Resolution approving and a Resolution denying the request for a Special Use Permit to allow ECA Solar to develop a production grade solar array within the General Agriculture Zoning District (AG) South of Arnold Lane.
- 2) A copy of the staff report to the Planning Commission and its attachments. (PC 25-05)
- 3) A copy of the minutes from the Public Hearing held by the Planning Commission. (PC 25-05)

Additional Information:

1)*Constituent/Advisory Body Impact:*
The Planning Commission conducted a public hearing on October 16th, 2024.A notice of public hearing was published in the *Southern Illinoisan* newspaper on September 28th, 2024, and sixty-four (64)property owners within 1000 feet of the subject property were notified of the hearing by certified mail. The applicant was present. Oneattendee spoke in favor, three spoke in opposition, threerequested further information. Two letters of support were received by staff regarding the request. (Please see Exhibit G - Letter from M Allen Arnold, Exhibit H - Letter from Daniel Schwartz). Staff received one phonecall from Ms. Rosario Payne and Mr. Allen Payne in opposition and requesting more information. Staff received one in person visit from an anonymous community member requesting more information. The applicant submitted two letters of no contest. (Please see Exhibit A - Applicant's Brief) Staff has since received two additional letters of support for the granting of the Special Use Permit from attendees who spoke in opposition on October 16th, 2024. (Please see Kenneth Taylor - Letter of Support and Rosario Payne - Letter of Support)
The Planning Commission voted on the seven criteria for granting a Special Use Permit individually as follows:
Criteria 1: The proposed Special Use will permit and encourage an environment of sustained desirability and stability, and that it will be in harmony with the character of the surrounding neighborhood.

Yes 2 (Allee, Litecky) No 3 (Carrier, Love, Lilly) (The motion failed)
Criteria 2: The establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, or general welfare.
Yes - 5 (Carrier, Love, Lilly, Allee, Litecky) No - 0 (The motion passed)
Criteria 3: The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property value within the neighborhood.
Yes - 3 (Love, Allee, Litecky) No - 2 (Carrier, Lilly) (The motion passed)
Criteria 4: The Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the District.
Yes - 2 (Allee, Litecky) No - 3 (Carrier, Love, Lilly) (The motion failed)
Criteria 5: Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
Yes - 4 (Carrier, Love, Allee, Litecky) No - 1 (Lilly) (The motion passed)
Criteria 6: Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
Yes - 4 (Carrier, Love, Allee, Litecky) No - 1 (Lilly) (The motion passed)
Criteria 7: The Special Use will be located in a District where such use may be permitted, and shall conform of all requirements of this Article.
Yes - 5 (Carrier, Love, Lilly, Allee, Litecky) No - 0 (The motion passed)
The Planning Commission voted (3-yes, 2-no) on a motion to recommend approval of the Special Use Permit, however the Planning Commission may only recommend to grant a Special Use Permit if all seven criteria have been met.

2) *Financial Impact:* None
3) *Staff Impact:* Staff will be responsible for issuing all permits and completing necessary site plan review through the Development Assistance Committee.

File Attachments

[Resolution to Approve Special Use Permit for ECA Solar South of Arnold Lane, PC 25-05, 2024-11-12.pdf \(121 KB\)](#)
[Resolution to Deny Special Use Permit for ECA Solar South of Arnold Lane, PC 25-05, 2024-11-12.pdf \(121 KB\)](#)
[PC 25-05 Staff Report.pdf \(267 KB\)](#)
[PC 25-05 Exhibit A - Applicant's Brief & Exhibits.pdf \(26,865 KB\)](#)
[PC 25-05 Exhibit B - Aerial Location Map.pdf \(712 KB\)](#)
[PC 25-05 Exhibit C - Photos & Survey of Subject Property.pdf \(4,088 KB\)](#)
[PC 25-05 Exhibit D - Existing Zoning.pdf \(491 KB\)](#)
[PC 25-05 Exhibit E - Existing Land Use.pdf \(475 KB\)](#)
[PC 25-05 Exhibit F - Future Land Use.pdf \(548 KB\)](#)
[PC 25-05 Exhibit G - Letter from M Allen Arnold.pdf \(79 KB\)](#)
[PC 25-05 Exhibit H - Letter from Daniel Schwartz.pdf \(29 KB\)](#)
[Kenneth Taylor - Letter of Support 11.4.2024.pdf \(777 KB\)](#)
[Rosario Payne - Letter of Support 11.4.2024.pdf \(832 KB\)](#)
[\(UNAPPROVED\) Planning Commission Minutes - 10.16.24.pdf \(172 KB\)](#)

8. General Business of the City Council

Subject :	8.6 A Resolution to Approve and a Resolution to Deny a Request for a Special Use Permit for Motorcycle Sales in the BPR, Primary Business District for Property Located at 215 South Illinois Avenue
Meeting :	Nov 12, 2024 - Local Liquor Control Commission and Regular City Council Meeting November 12, 2024
Type :	Action
Recommended Action :	Adopt a Resolution Approving the Special Use Permit for Motorcycle sales in the BPR, Primary Business District for Property Located at 215 South Illinois Avenue

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

Public Content

Originating Department: Community Development

Background:

Daniel Presley is requesting a Special Use Permit for Motorcycle Sales, in the BPR, Primary Business District, for property located at 215 South Illinois Avenue. Mr. Presley recently purchased this property, formerly known as the Yellow Cab building, and has been working to restore the existing building. The redesign will allow for the building to be brought up to code in all respects. The primary use of the building will be to provide boxing and mixed martial arts circuit training space. The front of the building will be designed for motorcycle resale, boxing /mixed martial arts and motorcycle gear, and general retail sales. Motorcycles will be displayed in the garage door opening section of the ~2000 square foot building in an area of roughly 600 square feet. There will be a partition/wall separating the motorcycle and retail sales section from the boxing and mixed martial arts circuit training area of approximately 1000-1200 square feet. The two business areas will be joined by a common lobby area with access to ADA-compliant bathrooms, an office, and a waiting area. The motorcycle sales area will be designed to hold up to ten (10) new or used motorcycles.

The subject property is located within the BPR, Primary Business District, which is primarily intended for a mix of commercial, retail, and service uses that contribute to a vibrant, pedestrian-friendly environment. Expanding the variety of retail options can attract new customers and increase dwell time for existing visitors. This proposal is consistent with the goals of promoting economic vitality, enhancing the retail mix, and maintaining the pedestrian-oriented nature of the district.

Attached for review are the following:

1. A Resolution approving and a Resolution denying the Request
2. Exhibit A-Location Map
3. A copy of the staff report to the Planning Commission PC 25-04

File Attachments

[Resolution to Approve Request for SUP for Motorcycle Sales at 215 S Illinois Ave, PC 25-04, 2024-11-12. pdf \(158 KB\)](#)

[Resolution to Deny Request for SUP for Motorcycle Sales at 215 S Illinois Ave, PC 25-04, 2024-11-12. pdf \(158 KB\)](#)

[Exhibit A, PC 25-04, Location Map for Motorcycle Sales SUP at 215 S Illinois Ave, 2024-11-12.pdf \(371 KB\)](#)

[PC 25-04 Staff Report, 2024-11-12.pdf \(5,395 KB\)](#)

8. General Business of the City Council

Subject :

8.7 Resolution Authorizing the City of Carbondale to Enter Into a Partnership Agreement with the Carbondale Community Housing NFP for the Community Change Grant

Meeting :

Nov 12, 2024 - Local Liquor Control Commission and Regular City Council Meeting November 12, 2024

Type :

Action

Recommended Action :

Adopt Resolution Authorizing the City of Carbondale to Enter Into a Partnership Agreement with the Carbondale Community Housing NFP for the Community Change Grant

Goals :

Goal #5: Provide high-quality City infrastructure

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 #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

Background: On October 15, 2024, the Community Housing NFP held a Special Meeting and voted unanimously to enter a partnership agreement with the City of Carbondale to apply for and execute the Community Change Grant. In order to support the larger *Energy Sovereignty, Security & Democracy Proposal*, the City of Carbondale and Community Housing NFP intend to request \$19,790,295 in no-match funding over a three-year grant performance period in order to make two strategic investments: 1) *Solar + Storage System Design & Engineering* (\$9,225,287) and, 2) *Carbondales Carbon-free Homes & Buildings Program* (\$10,565,008)

The Design & Engineering Phase of the Energy Sovereignty, Security & Democracy Proposal follows the completion of the Pre-Feasibility Study by the National Renewable Energy Laboratory, Elevate Energy, and Lawyers for Good Government in January 2026.

Carbondales Carbon-free Homes & Buildings Program will expand and green existing housing programming offered by the City of Carbondale through the Carbondale Community Housing Trust NFP. If successfully awarded, the Housing Trust will hire two full-time employees in addition to the existing Executive Director and part-time Administrative Assistant in order to execute the program: 1) Programs Coordinator, 2) Restorations Coordinator

Throughout the grant performance period, the Housing NFP anticipates the following:

1. Restoration of thirty (30) salvageable homes to Net-Zero Energy status, to be sold at an affordable rate by the Housing NFP,
2. Restoration of thirty (30) resident-owned homes to Net-Zero Energy status,
3. New construction of five (5) Net-Zero Energy Buildings on vacant parcels owned by the Housing Trust, to be sold by the Housing NFP, and
4. The contracting of a "Build South Bend" style menu of pre-approved building plan sets for gentle-density, mixed-use developments

This program aims to centralize and localize Federal, State, and Local incentives programming for our Nations transition to decarbonized building stock by creating a single location staffed by technical experts with relationships across the programming and contracting sectors.

Also referred to as a net zero energy building or zero energy building, the Carbondale Community Housing NFP defines a carbon-free home as a home that generates as much renewable energy as it consumes over a calendar year, meaning it produces zero net carbon dioxide emissions during its operation.

File Attachments

[Resolution Authorizing Partnership Agreement with Community Housing NFP.pdf \(247 KB\)](#)
[Partnership Agreement - City of Carbondale, Community Housing NFP.pdf \(229 KB\)](#)

9. Adjournment of the City Council Meeting

Subject :

9.1 Adjourn meeting

Meeting :

Nov 12, 2024 - Local Liquor Control Commission and
Regular City Council Meeting November 12, 2024

Type :

Procedural

Public Content

The Mayor will declare the meeting adjourned.