Regular City Council Meeting February 11, 2025 (Tuesday, February 11, 2025)
Generated by Jennifer R Sorrell on Wednesday, February 12, 2025

Councilmembers present
Councilmember LaCaje Hill, Councilmember Clare Killman, Councilmember Adam Loos, Councilmember Ginger Rye Sanders, Councilmember Jeff Doherty, and Mayor Carolin Harvey

Councilmembers absent
Councilmember Nancy Maxwell

Meeting called to order at 6:02 PM
1. Preliminaries to the City Council Meeting
Procedural: 1.1 **Roll Call**

Procedural: 1.2 **Citizens' Comments and Questions**
Persons addressing the City Council included Lee Fronabarger, Anastasia Morse, Sandy Litecky, James Cooper, Jr., Feral Lamb Fine, John Lawrence, Avery NLN, and Megan Clarida.

Procedural: 1.3 **Council Comments, General Announcements, and Proclamations**
Councilmember Rye Sanders announced that Women for Change - Unity in the Community is starting their healing project designed to address the impact of racism as it relates to youth from eleven through eighteen years of age. The program runs through June 30 and is seeking volunteers.

Councilmember Adam Loos remarked on the prioritization of an Executive Order signed by the President to prevent the requirement to utilize paper straws, further commenting on Elon Musk and Representative Mike Bost.

2. Public Hearings and Special Reports

3. Consent Agenda of the City Council
Action (Consent): 3.1 **City Council Meeting Minutes from January 21 and January 28, 2025**
Resolution: Approve the minutes from the Special Joint Meeting of the Carbondale City Council and Park District from January 21 and the regular City Council meeting minutes from January 28, 2025

Action (Consent): 3.2 **Approval of Warrant for the Period Ending: 01/17/2025 for the FY 2025 Warrant 1503 in the Total Amount of $2,078,304.54**
Resolution: Accept the following report of payments made for the period ended: 01/17/2025 totaling $2,078,304.54 *(Exhibit A-02-11-2025)*

Action (Consent): 3.3 **Approval of Warrant for the Period Ending: 01/31/2025 for the FY 2025 Warrant 1504 in the Total Amount of $1,943,140.84**
Resolution: Accept the following report of payments made for the period ended: 01/31/2025 totaling $1,943,140.84 *(Exhibit B-02-11-2025)*

Action (Consent): 3.4 **Acceptance of Approved Meeting Minutes from Boards, Commissions, and Committees**
Resolution: Accept the approved meeting minutes from Boards, Commissions, and Committees and place them on file

Action (Consent): 3.5 **Approval of Purchase of Various Water Treatment Chemicals for FY 2026**
Resolution: Award the Purchase of Various Water Treatment Chemicals for FY 2026 to the Lowest Qualified Bidders as follows: 1. Liquid Alum to Chemtrade Chemicals, Parsippan, NJ, in the amount of $0.1234 per pound (estimated cost of $86,380); 2. Ammonium Sulfate to Baker Services, Inc., Atchicon, KS, in the amount of $0.195 per pound (estimated cost of $15,600); 3. Anionic Polymer to SNF Polydyne Inc., Riceboro, GA, in the amount of $2.52 per pound (estimated cost of $6,300); 4. Carbon to Donau Carbon US, LLC, Dunnellon, FL, in the amount of $0.89 per pound (estimated cost of $22,250); 5. Cationic Polymer to SNF Polydyne Inc., Riceboro, GA, in the amount of $1.11 per pound (estimated cost of $44,400); 6. Caustic Soda to Univar Solutions USA, LLC, Tempe, AZ, in the amount of $0.1906 per pound (estimated cost of $95,300); 7. Chlorine to PVS Chemicals, Inc.,Festus, MO, in the amount of $0.9135 per pound (estimated cost of $63,945); 8. Fluoride to Hawkins, Inc., Roseville, MN, in the amount of $0.27 per pound (estimated cost of $10,800); 9. Potassium Permanganate to Hawkins, Inc., Roseville, MN, in the amount of $4.15 per pound (estimated cost of $31,125)

Action (Consent): **3.6 Easement for Greenpath Carbondale LandCo LLC**
Resolution: Approve an Easement for Greenpath Carbondale LandCo LLC *(Ordinance 2025-02; Exhibit C-02-11-2025)*

Action (Consent): 3.7 **Resolution Authorizing the Mayor to Enter into a Mutual Aid Agreement with Illinois Public Works Mutual Aid Network**
Resolution: Approve a Resolution Authorizing the Mayor to Enter into a mutual aid agreement with Illinois Public Works Mutual Aid Network *(Resolution 2025-R-06; Exhibit D-02-11-2025)*

Action: 3.8 **Contract in the Amount of $74,640 to McVicker Excavating, Inc., Herrin, IL, for demolition of six (6) abandoned, blighted residential structures, bid as Various Residential Demolitions 2024 Round 4.**
Award contract in the amount of $54,850.00 to Wheetley Construction; contingent upon submitting a bond in the correct amount.

Pulled by J. Doherty

Action (Consent): 3.9 **Resolution Dedicating $188,457 from the Local Improvement Fund to Cover the City's Portion of Construction, Engineering and Construction Costs for CIP ST2405 - Wall St Road Diet and Resurfacing From Main to South of Grand Ave**.
Resolution: Approve a Resolution Dedicating $188,457 from the Local Improvement Fund to Cover the City's Portion of Construction Engineering and Construction Costs for CIP ST2405 - Wall St Road Diet and Resurfacing From Main to South of Grand Ave *(Resolution 2025-R-07; Exhibit E-02-11-2025)*

Action (Consent): 3.10 **Ordinance Authorizing the Acceptance of a Grant from the Illinois Department of Public Health in the amount of $1,528 to Purchase a Rescue Manikin and Approving a Budget Adjustment to Increase the Fire Department's FY2025 Budget in the Amount of $1,528**
Resolution: Accept a Grant from the Illinois Department of Public Health in the amount of $1,528 to Purchase a Rescue Manikin and Approve a Budget Adjustment to Increase the Fire Department's FY2025 Budget in the Amount of $1,528 *(Ordinance 2025-03; Exhibit F-02-11-2025)*

Action (Consent): 3.11 **Approval of Consent Agenda Items**
Resolution: Approve all Consent Agenda items not pulled for separate consideration

Agenda Item 3.9 – There was a request for the City Manager to address the timeline for the Wall Street Construction.

MOTION: Approve all Consent Agenda items not pulled for separate consideration

Motion by Jeff Doherty, second by Clare Killman.
Final Resolution: Motion Carries
Yea: LaCaje Hill, Clare Killman, Adam Loos, Ginger Rye Sanders, Jeff Doherty, Carolin Harvey

Action: 3.8 **Contract in the Amount of $74,640 to McVicker Excavating, Inc., Herrin, IL, for demolition of six (6) abandoned, blighted residential structures, bid as Various Residential Demolitions 2024 Round 4.**

The City Council inquired about the bond amount from Wheetley construction, whether there was any other reason for the disparate bids between Wheetley and McVicker, and whether additional demolitions were anticipated in the near future.

Lee Fronabarger expressed concern about the lowest bidder being disqualified and proposed awarding the bid to the Carbondale firm.

MOTION: Award contract in the amount of $54,850.00 to Wheetley Construction contingent upon submitting a bond in the correct amount.

Motion by Jeff Doherty, second by LaCaje Hill.
Final Resolution: Motion Carries
Yea: LaCaje Hill, Clare Killman, Ginger Rye Sanders, Jeff Doherty, Carolin Harvey
Nay: Adam Loos

4. General Business of the City Council
Action: 4.1 **Resolution Authorizing the City Manager to enter into an Agreement with Carbondale Main Street to Operate a Co-Working Space at the Southern Illinois Multi Modal Station**

The Council inquired about the location of the office space, noted that this would include a payment of $60,000.00 a year to manage the co-working space, asked to have that payment broken into quarterly amounts, stated that the City should receive quarterly reporting from Carbondale Main Street, inquired about what City staff would be working over in the co-working space, described how co-working space may be used, noted that the city needs to ensure prioritizing diversity in the development of the downtown, and active engagement of diverse community organizations and minority-owned businesses.

Donald Monty asked if the Chamber of Commerce would be utilizing the co-working space for office space.

MOTION: Approve a resolution authorizing the City Manager to enter into an agreement with Carbondale Main Street to operate a Co-Working Space at the Southern Illinois Multi Modal Station.

Motion by Clare Killman, second by LaCaje Hill.
Final Resolution: Motion Carries
Yea: LaCaje Hill, Clare Killman, Adam Loos, Ginger Rye Sanders, Jeff Doherty, Carolin Harvey
(Resolution 2025-R-08; Exhibit G-02-11-2025)

Action: 4.2 **An Ordinance Approving and a Resolution Denying the Rezoning of Property Belonging to Dr. Douglas J. Baker, DDS, at 305, 309, and 311 South Oakland Avenue from R-1-5, Low Density Residential, and R-2, Medium Density Residential, to PAR, Professional Administrative Office, Residential District**

Council expressed their thanks to the applicant for years of service to the community.

Pheral Lamb Fine expressed support for this proposal noting the creative use of the property.

Jason Endicott asked if public parking would be allowed after hours.

MOTION: Adopt an Ordinance Rezoning Property Belong to Dr. Douglas J. Baker, DDS, at 305, 309, and 311 South Oakland Avenue from R-1-5, Low Density Residential, R-2, Medium Density Residential, to PAR, Professional Administrative Office, Residential District.

Motion by Clare Killman, second by LaCaje Hill.
Final Resolution: Motion Carries
Yea: LaCaje Hill, Clare Killman, Adam Loos, Ginger Rye Sanders, Jeff Doherty, Carolin Harvey
(Ordinance 2025-04; Exhibit H-02-11-2025)

5. <u>Executive Session</u>
Action: 5.1 **Enter into Executive Session to Discuss Collective Negotiating Matters Between the Public Body and Its Employees or Their Representatives, or Deliberations Concerning Salary Schedules for One or More Classes of Employees**

MOTION: Enter Into Executive Session to Discuss Collective Negotiating Matters Between the Public Body and Its Employees or Their Representatives, or Deliberations Concerning Salary Schedules for One or More Classes of Employees as Permitted by 5 ILCS 120/2(c)(2)

Motion by Jeff Doherty, second by LaCaje Hill.
Final Resolution: Motion Carries
Yea: LaCaje Hill, Clare Killman, Adam Loos, Ginger Rye Sanders, Jeff Doherty, Carolin Harvey
Open session recessed at 7:05 p.m.
Action: 5.2 **Return to Open Session**

MOTION: Return to Open Session

Motion by Jeff Doherty, second by LaCaje Hill.
Final Resolution: Motion Carries
Yea: LaCaje Hill, Clare Killman, Adam Loos, Ginger Rye Sanders, Jeff Doherty, Carolin Harvey
Open session resumed at 7:22 p.m.

6. Adjournment of the City Council Meeting
Procedural: 6.1 **Adjourn meeting**

There being no further business to come before the City Council, the meeting was declared adjourned at 7:23 p.m.

Jennifer R. Sorrell, City Clerk

Date