

Tuesday, April 22, 2025

Local Liquor Control Commission and Regular City Council Meeting April 22, 2025
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 : Apr 22, 2025 - Local Liquor Control Commission and Regular City Council Meeting April 22, 2025
Type : Procedural

Public Content

2. Citizens' Comments for the Local Liquor Control Commission

Subject : 2.1 Citizen Comments for the Liquor Commission
Meeting : Apr 22, 2025 - Local Liquor Control Commission and Regular City Council Meeting April 22, 2025
Type :

Public Content

Citizens comments for the Local Liquor Control Commission

3. General Business of the Local Liquor Control Commission

Subject : 3.1 Local Liquor Control Commission Meeting Minutes from April 8, 2025
Meeting : Apr 22, 2025 - Local Liquor Control Commission and Regular City Council Meeting April 22, 2025
Type : Action
Recommended Action : Approve the minutes from the Local Liquor Control Commission meeting of April 8, 2025

Public Content

Originating Department:

File Attachments

[Local Liquor Control Commission Meeting Minutes 8 April 2025.pdf \(12 KB\)](#)

3. General Business of the Local Liquor Control Commission

Subject :	3.2 Application for an Off-Premises Primary Liquor License from Krishavi 2, LLC d/b/a ABC Liquor at 109 North Washington Street
Meeting :	Apr 22, 2025 - Local Liquor Control Commission and Regular City Council Meeting April 22, 2025
Type :	Action
Recommended Action :	1. Approve the issuance of the Off-Premises Primary liquor license Krishavi 2, LLC, contingent upon receipt of all outstanding items; or 2. Deny the Off-Premises Primary liquor license based on one or more of the provisions of the Liquor Code.

Public Content

Originating Department: City Clerk's Office

Background:

Attached is a liquor license application from Krishavi 2, LLC dba ABC Liquor, seeking an Off-Premises Primary liquor license to operate at 109 North Illinois Avenue. Downstate Liquors, Inc., is the current owner of ABC Liquor Mart and is in the process of selling the business to the applicant; the return of the currently issued license to the Clerk's office is one requirement before a license for Krishavi 2, LLC may be issued.

Liquor Code Provisions:

Off-Premises Primary licenses permit the retail sales of alcohol in the original manufacturer-sealed and labeled packages for off-premises consumption; video gaming is not permitted with this classification. There is a cap of eight (8) licenses for this liquor license classification, and all eight licenses are currently in use.

Carbondale Revised Code - Procedure for Issuing a License

The Local Liquor Control Commission may require evidence it deems necessary to make findings based upon the standards and factual criteria for issuing or denying a license as set out below. Following the hearing, the Commission may grant a liquor license, contingent upon receipt of outstanding items, if it is determined that the approval of the license would not be detrimental to the general welfare of the City. If the Commission finds that a change in the applicant's plans is needed in order to create grounds for the issuance of the license, the Commission may require such change(s) as a condition. The failure of the applicant at any time to adhere to or perform such condition shall be considered a violation of the Carbondale Liquor Code title.

Criteria for denying an application for a liquor license:

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 checkdid not reveal anything that would preclude the applicant from holding a liquor license. The outstanding items are the return of the currently issued liquor license from Downstate Liquors, Inc., the pro-rated liquor license fee, copy of the Jackson County Health Department permit, a certificate of insurance, and a valid lease or deed to the property.
Staff Recommendation: Approve
License classification is appropriate for the operation
The location will continue to operate as a liquor store. The prior owner held the same liquor classification at these premises.

File Attachments

[Krashavi 2, LLC dba ABC Liquor - Updated Application_Redacted.pdf \(2.038 KB\)](#)
[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 Off-Premises Primary Liquor License from Krishavi 1, LLC d/b/a Ware House Liquor Mart at 829 East Main Street
Meeting :	Apr 22, 2025 - Local Liquor Control Commission and Regular City Council Meeting April 22, 2025
Type :	Action
Recommended Action :	1. Approve the issuance of the Off-Premises Primary liquor license to Krishavi 1, LLC, contingent upon receipt of all outstanding items; or 2. Deny the Off-Premises Primary liquor license based on one or more of the provisions of the Liquor Code.

Public Content

Originating Department: City Clerk's Office

Background:

Attached is a liquor license application from Krishavi 1, LLC dba Ware House Liquor Mart, seeking an Off-Premises Primary liquor license to operate at 829 East Main Street. Carbondale Liquors, Inc., is the current owner of Warehouse Liquor Mart and is in the process of selling the business to the applicant; the return of the currently issued license to the Clerk's office is one requirement before a license for Krishavi 1, LLC may be issued.

Liquor Code Provisions:

Off-Premises Primarylicenses permit the retail sales of alcohol in the originalmanufacturer-sealed and labeled packages for off-premises consumption; video gaming is not permitted with this classification. There is a cap of eight (8) licenses for this liquor license classification, and all eight licenses are currently in use.

Carbondale Revised Code - Procedure for Issuing a License

The Local Liquor Control Commission may require evidence it deems necessary to make findings based upon the standards and factual criteria for issuing or denying a license as set out below. Following the hearing, the Commission may grant a liquor license, contingent upon receipt of outstanding items, if it is determined that the approval of the license would not be detrimental to the general welfare of the City. If the Commission finds that a change in the applicant's plans is needed in order to create grounds for the issuance of the license, the Commission may require such change(s) as a condition. The failure of the applicant at any time to adhere to or perform such condition shall be considered a violation of the Carbondale Liquor Code title.

Criteria for denying an application for a liquor license:

- 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 checkdid not reveal anything that would preclude the applicant from holding a liquor license. The outstanding items are the return of the currently issued liquor license from Carbondale Liquors, Inc., the pro-rated liquor license fee, copy of the Jackson County Health Department permit, a certificate of insurance, and a valid lease or deed to the property.
- Staff Recommendation: Approve**
- License classification is appropriate for the operation
- The location will continue to operate as a liquor store. The prior owner held the same liquor classification at these premises.

File Attachments

[Krishavi 1, LLC dba Warehouse Liquor Mart - Updated Application_Redacted.pdf \(2.053 KB\)](#)
[Determinants for Granting or Denying Application for a Liquor License.pdf \(21 KB\)](#)

3. General Business of the Local Liquor Control Commission

Subject :	3.4 Update on Application from CakeFam, LLC dba This N That
Meeting :	Apr 22, 2025 - Local Liquor Control Commission and Regular City Council Meeting April 22, 2025
Type :	Information

Public Content

Originating Department:

City Clerk/City Attorney

Background:

At the Local Liquor Control Commission meeting of July 23, 2024, an application for a Secondary Use Restaurant liquor license from This N' That was considered. The action was deferred to a date and time certain, that being October 22, 2024. This continuation was to provide time to rectify certain deficiencies with the application, clarity of ownership, and lease for the business and location.

Several factors contribute to the challenges in determining proper ownership of the business and the legality of the lease submitted (see attachment referencing lease agreement); Staff cannot readily provide any recommendations without resolution to the conflicting information. The information below is provided to bring the Commission up-to-date on the application process.

Patterson Industries, LLC and Daluxe LLC d/b/a This and That - Case 2024EV256 -

Case filed July 31, 2024 - Bench Trial Set for May 20 - 21, 2025

This is an eviction proceeding between the property owner and the lessee. The lessee is listed as Daluxe LLC - not CakeFam, LLC. City and State laws require the license holder to be the lessee. The City Attorney's office continues to monitor the status of this case, as the outcome would have a direct impact on the license application.

235 ILCS 5/6-2. Issuance of licenses to certain persons is prohibited.(a) Except as otherwise provided in subsection (b) of this Section and in paragraph (1) of subsection (a) of Section 3-12, no license of any kind issued by the State Commission or any local

commission shall be issued to: (13) A person who does not beneficially own the premises for which a license is sought, or does not have a lease thereon for the full period for which the license is to be issued.

- Case lists Daluxe LLC d/b/a This and That, not Arelia Bradley, applicant for liquor license
- Lease is between Patterson Industries and Daluxe LLC with Ariel Farrand Keenon Farr - not CakeFam, LLC
- The most recent application is from CakeFam with Arelia Bradley as owner

2025OV35

Status Hearing scheduled for April 25, 2025

Through Assistant City Attorney Joseph DeMond, the City Attorney's office has filed the above-referenced case concerning CakeFam, LLC failing to file food and beverage taxes with the Carbondale Revenue Office.

Update: Food and Beverage returns were remitted on March 24.

Communication with Applicant/Manager -

There were ongoing communications between the City Attorney's Office and Ms. Bradley and/or Ms. Bradley-Farr from April 2024 through mid-November 2024.

On November 13, 2024, at 3:15 p.m., Ebony Bradley brought in a new application with Arelia Bradley as owner and signer and Takia Holliday as additional signer. The legal entity for this application was listed as CakeFam dba This N' That. Ms. Bradley left before the initial review of the application could occur. The Clerk's Office sent the attached email to itemize some minor issues to be addressed. A background check fee, release, and identification for the new member listed on the updated application have not been received. See attachment entitled "Communication with Clerk Resubmitted Liquor License for This N That November 2024." This was the last known communication until acaller on behalf of This N'That inquired on February 14, 2025, why the license request had not been brought back before the Liquor Commission. Subsequently, emails have been received after the agendas have been published requesting the delay of this item citing illness as the cause of the request.

Update Since Continuation

Although no notification has been received from the applicant, the annual report filed in March with the Secretary of State for the LLC no longer shows Takia Holliday as a member of the business entity. See attachment.

File Attachments

[CakeFam, LLC \(This N' That\) - Lease Agreement_Redacted.pdf \(588 KB\)](#)

[Communication with Clerk Resubmitted Liquor License for This N That November 2024.pdf \(173 KB\)](#)

[Illinois Secretary of State Business Entity Search for CakeFam - LLC Members - February 2025.pdf \(168 KB\)](#)

[City Attorney Letter to Arelia Bradley May 9, 2024_Redacted.pdf \(701 KB\)](#)

[Cake Fam LLC Letter from City Attorney's Office to Arelia Bradley 2024-09-30_Redacted.pdf \(483 KB\)](#)

[CakeFam dba This N That - Updated Application Dropped Off 13 November 2024_Redacted.pdf \(2,198 KB\)](#)

[Secretary of State Business Entity Search - Registered Manager April 17, 2024.pdf \(159 KB\)](#)

[Secretary of State Business Entity Search April 17, 2024.pdf \(115 KB\)](#)

[Illinois Secretary of State Business Entity Search for CakeFam - LLC Members - February 2025.pdf \(168 KB\)](#)

4. Adjournment of the Local Liquor Control Commission

Subject :	4.1 Time of Adjournment for Local Liquor Control Commission
Meeting :	Apr 22, 2025 - Local Liquor Control Commission and Regular City Council Meeting April 22, 2025
Type :	Procedural

Public Content

5. Preliminaries to the City Council Meeting

Subject :	5.1 Roll Call
Meeting :	Apr 22, 2025 - Local Liquor Control Commission and Regular City Council Meeting April 22, 2025
Type :	Procedural

Public Content

5. Preliminaries to the City Council Meeting

Subject :	5.2 Citizens' Comments and Questions
Meeting :	Apr 22, 2025 - Local Liquor Control Commission and Regular City Council Meeting April 22, 2025
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 :	Apr 22, 2025 - Local Liquor Control Commission and Regular City Council Meeting April 22, 2025
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.

5. Preliminaries to the City Council Meeting

Subject :	5.4 A Proclamation for Earth Day 2025
Meeting :	Apr 22, 2025 - Local Liquor Control Commission and Regular City Council Meeting April 22, 2025
Type :	Procedural
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: Mayor's Office

Background: In celebration of Earth Day, April 22nd 2025, the City of Carbondale recognizes and celebrates the efforts of the entire Carbondale community to reduce community-scale greenhouse gas emissions and advance the livability of our community for our own families and our neighbors in order to increase community resilience in the face of change.

File Attachments

[Proclamation for Earth Day 22 April 2025.pdf \(285 KB\)](#)

5. Preliminaries to the City Council Meeting

Subject :	5.5 Proclamation for Arbor Day
Meeting :	Apr 22, 2025 - Local Liquor Control Commission and Regular City Council Meeting April 22, 2025
Type :	Procedural

Public Content

Originating Department: Mayor's Office

Background: A Proclamation declaring April 25, 2025, as Arbor Day

File Attachments

[Proclamation for Arbor Day, 2025-04-22.pdf \(107 KB\)](#)

6. Public Hearings and Special Reports

Subject :	6.1 Summary of Findings Carbondale Parks & Recreation Plant Inventory
Meeting :	Apr 22, 2025 - Local Liquor Control Commission and Regular City Council Meeting April 22, 2025
Type :	Reports
Goals :	Goal #7: Build on, expand, and develop new relationships with SIU and other regional entities Goal #5: Provide high-quality City infrastructure 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: City Manager's Office

Background: In March 2024 the City of Carbondale contracted local expert Chris Benda, better known as "The Illinois Botanizer" to conduct a comprehensive Plant Inventory of City of Carbondale green spaces. Mr. Benda is here tonight to share a brief summary of his findings with the Council. These findings are intended to support Parks & Recreation planning for the City of Carbondale and our partners.

"Overall, the parks inventoried contain a high number of plant species given the acreage, with 640 species being observed. Areas within the boundaries of Evergreen Lake and Carbondale Reservoir and the Mud Line Bike Path contain rich biodiversity and are areas worthy of preservation. Notable occurrences along the Carbondale Reservoir include a county record observation of Chairmakers Rush and a new state champion Winged Elm found along the periphery. Additionally, 13 species of oaks were found across all sites. This is significant because oak species are declining despite being the keystone species of upland forests in this region. Oaks also harbor tremendous caterpillar diversity, which are a foundational part of the food web.

The plant list in this report is valuable to land managers, as well as the tree inventory. This data will aid with the selection of trees and other plants to be added in the future. Landscaped areas can be replanted with more native plants, like the Butterfly Garden at Turley Park. Once established this will reduce cost, be easier to maintain, and provide some habitat for wildlife. It is recommended that only native species obtained from stock of Midwest provenance be planted."

File Attachments

[City of Carbondale Plant Inventory - Final Report \(December 2024\).pdf \(12.411 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.1 City Council Meeting Minutes from April 8, 2025
Meeting :	Apr 22, 2025 - Local Liquor Control Commission and Regular City Council Meeting April 22, 2025

Type :

Action (Consent)

Recommended Action :

Approve the minutes from the City Council meeting of April 8, 2025

Public Content

Originating Department:

City Clerk's Office

File Attachments

[Regular City Council Meeting Minutes 8 April 2025.pdf \(253 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.2 Approval of Warrant for the Period Ending: 04/11 /2025 for the FY 2025 Warrant 1509 in the Total Amount of \$1,296,938.53
Meeting :	Apr 22, 2025 - Local Liquor Control Commission and Regular City Council Meeting April 22, 2025
Type :	Action (Consent)
Recommended Action :	Accept the following report of payments made for the period ended: 04/11/2025 totaling \$1,296,938.53
Goals :	Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services

Public Content

Originating Department: Finance

Background:

File Attachments

[Warrant 1509 2025-04-22.pdf \(317 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.3 Resolution Appropriating Motor Fuel Tax Funds for the FY 2026 Program for Maintenance of Streets and Alleys
Meeting :	Apr 22, 2025 - Local Liquor Control Commission and Regular City Council Meeting April 22, 2025
Type :	Action (Consent)
Recommended Action :	Approve a Resolution for Maintenance of Streets and Highways by Municipality Under the Illinois Highway Code for appropriating \$527,060 in Motor Fuel Tax Funds

Public Content

Originating Department: Public Works- Engineering

Background:

The Motor Fuel Tax (MFT) Operations Budget funds the purchase of various materials, supplies, and utilities that are used by the Street Maintenance Division to perform daily maintenance and repair of City streets. The *Resolution for Maintenance of Streets and Highways by Municipality Under the Illinois Highway Code* is attached hereto, along with the *Municipal Estimate of Maintenance Costs* explaining the nature of the proposed expenditures. Both require approval by the Illinois Department of Transportation (IDOT) prior to making said expenditures. The attached Resolution covers the period from May 1, 2025, through April 30, 2026 (City Fiscal Year 2026).

The amount of the attached Resolution is \$527,060 and is consistent with the proposed FY 2026 Budget for the purchase of supplies and contract services to maintain City streets. The FY 2026 MFT Maintenance Program includes:

- Communications and power for traffic signals
- Repair and maintenance of traffic signals and highway lights
- Repair and maintenance of signs and pavement markings
- The application of chip seal to alleys and portions of roads in outlying areas
- Purchase of materials, supplies, and services to maintain City streets
- Professional Services for Bridge Inspections per IDOT requirements
- Contractor services for street preservation and repairs

Expenditures for other program materials and services are based on annual experience and specific programming needs for the year. Funding for this program comes from the City's share of Illinois State Motor Fuel Taxes. The program must be approved by the Illinois Department of Transportation (IDOT) prior to the expenditure of funds.

File Attachments

[FY2026 MFT Maintenance Resolution 2025-04-22.pdf \(241 KB\)](#)

[MFT Cost Estimate FY2026 2025-04-22.pdf \(451 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.4 A Resolution to Adopt the Mayors' Monarch Pledge
Meeting :	Apr 22, 2025 - Local Liquor Control Commission and Regular City Council Meeting April 22, 2025
Type :	Action (Consent)
Recommended Action :	Move to Adopt the Mayors' Monarch Pledge
Goals :	Goal #5: Provide high-quality City infrastructure 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: Mayor's Office

Background: The Mayors' Monarch Pledge commits the City of Carbondale to taking action to protect the monarch and other pollinators of southern Illinois. This commitment will advance the implementation of the actions set forth in the Natural Solutions section of the Carbondale Sustainability Commission's Sustainability Action Plan, approved by the City Council in April 2022.

File Attachments

7. Consent Agenda of the City Council

Subject :	7.5 Appointment and Reappointments to Boards and Commissions
Meeting :	Apr 22, 2025 - Local Liquor Control Commission and Regular City Council Meeting April 22, 2025
Type :	Action (Consent)
Recommended Action :	Council is requested to concur with Mayor Harvey's recommended appointment and reappointments to Boards and Commissions

Public Content

Originating Department: Mayor's Office

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

Board of Fire and Police Commissioners: Appointment of Arnold Ross to fulfill an unexpired term ending May 1, 2027. Reappointment of Tom Busch, Linda Flowers, Mike Dismore, and John Michaellesko to terms ending May 1, 2028.

Police Pension Fund Board of Trustees: Reappointment of Paul Echols to a term ending May 9, 2027.

Sustainability Commission: Reappointment of Aur Beck and Treesong to terms expiring May 1, 2028. Reappointment of Chaya Rice to serve as SIUC student representative for a term ending May 1, 2027.

7. Consent Agenda of the City Council

Subject :	7.6 Resolution Approving the Carbondale, Illinois - Northeast Quadrant Building Survey 2023-2024
Meeting :	Apr 22, 2025 - Local Liquor Control Commission and Regular City Council Meeting April 22, 2025
Type :	Action (Consent)
Recommended Action :	Adopt a Resolution Approving the Carbondale, Illinois - Northeast Quadrant Building Survey 2023-2024
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 #6: Enhance residential development/rehabilitation

Public Content

Originating Department: Community Development

Background:

In 2022, the City of Carbondale was awarded a \$21,000 grant from The State Historic Preservation Office of the Illinois Department of Natural Resources' Certified Local Governments matching grants program to conduct a survey of historic and architecturally significant properties within the northeast quadrant of Carbondale, Illinois. The City contributed a \$9,000 match for the grant. The purpose of the survey is to:

- 1. Inventory properties within the northeast quadrant of Carbondale
- 2. Identify architectural styles for buildings within the quadrant
- 3. Recommend properties and structures for potential historic designation

In August 2023, the City Council authorized the City Manager to enter into a professional agreement with Southern Illinois Historic Preservation to begin work on the survey.

City staff worked with the consultant from August 2023 to May 2024 to survey and inventory properties in the northeast quadrant of Carbondale. In total, 456 residential, commercial, public, and religious properties were inventoried by architectural style and classification. A draft of the survey was completed in May 2024 and approved by the State Historic Preservation Office in July 2024.

The consultants presented key findings from the survey to the City Council at the March 25, 2025, City Council meeting.

Staff's recommendation is to adopt a Resolution approving the Carbondale, Illinois - Northeast Quadrant Building Survey 2023-2024.

File Attachments

[Carbondale Northeast Quadrant Survey Final Draft Report May 31 2024.pdf \(5.612 KB\)](#)
[Resolution Adopting the Carbondale, Illinois - Northeast Quadrant Building Survey 2023-2024.pdf \(378 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.7 Resolution Authorizing the City Manager to Execute an Engineering Agreement with Thouvenot, Wade & Moerchen, Inc. (TWM) of Swansea, IL in the Amount of \$177,395 for the Design of the Oak Street Rehabilitation (ST2601)
Meeting :	Apr 22, 2025 - Local Liquor Control Commission and Regular City Council Meeting April 22, 2025
Type :	Action (Consent)
Recommended Action :	Resolution Authorizing the City Manager to Execute an Engineering Agreement with Thouvenot, Wade & Moerchen, Inc. (TWM) of Swansea, IL in the Amount of \$177,395 for the Design of the Oak Street rehabilitation (ST2601)

Public Content

Originating Department: Public Works Engineering

Background:

The City was recently awarded a Transportation, Housing and Urban Development (THUD) Grant in the amount of \$1.1 million for the Oak Street rehabilitation (from Wall Street to Springer Street). When completed, Oak Street will be resurfaced and have a walkway brought up to ADA standards. This project was included in the FY2026 CIP for design, and pending timely receipt of IDOT approvals, it will be paved in the summer of 2026.

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

The attached proposal from TWM details deliverables and fees for this work in the amount of \$177,395. The FY2026 CIP Budget currently includes funds that will cover the anticipated expenses for the current

fiscal year.It is recommended to approve a Resolution allowing the City Manager to execute a contract with TWM in an amount not to exceed \$177,395.

File Attachments

[Oak St Rehabilitation \(ST2601\) 2025-04-22.pdf \(2.980 KB\)](#)
[City of Carbondale Master Services Agreeemnet with TWM Executed 2025-3-11.pdf \(1.052 KB\)](#)
[Resolution for Professional Services - TWM 2025-04-22.pdf \(10 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.8 Resolution Proclaiming the Results of the Consolidated Election Held Within the City of Carbondale on the 1st Day of April, 2025
Meeting :	Apr 22, 2025 - Local Liquor Control Commission and Regular City Council Meeting April 22, 2025
Type :	Action (Consent)
Recommended Action :	Adopt a Resolution proclaiming the results of the Consolidated Election held within the City of Carbondale on April 1, 2025

Public Content

Originating Department:

City Clerk's Office

Background:

A Consolidated Election was held on April 1, 2025, for the purpose of electing three (3) City Council members. The Jackson County Canvassing Board canvassed the votes and certified the results of the municipal election on April 16,2025. The City Council is now asked to adopt a Resolution formally proclaiming the results of the election. The sole purpose of the resolution is to document the election results for inclusion in the permanent records of the City.

File Attachments

[Resolution Proclaiming Election Results for 2025 Election 22 April 2025.pdf \(89 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.9 Approval of Consent Agenda Items
Meeting :	Apr 22, 2025 - Local Liquor Control Commission and Regular City Council Meeting April 22, 2025
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 Ordinance Adopting the Operating Budget for the City of Carbondale and the Carbondale Public Library for FY 2026 and an Ordinance Adopting a Pay Plan for Non-Bargaining Unit Employees for FY 2026
Meeting :	Apr 22, 2025 - Local Liquor Control Commission and Regular City Council Meeting April 22, 2025
Type :	Action
Recommended Action :	1. Approve an Ordinance for the City of Carbondale and Carbondale Public Library Annual Operating Budget in the amount of \$80,106,999 for the Fiscal Year 2026, which includes the period from May 1, 2025, through April 30, 2026. 2. Approve an Ordinance adopting the pay plan for non-bargaining unit employees with a pay increase for FY 2026, which includes the period from May 1, 2025, and ends April 30, 2026.
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 #5: Provide high-quality City infrastructure 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: City Manager/Finance

Background:

The proposed FY 2026 Budget has been prepared to provide for public services that address the City's policies and goals and serve as a policy document, operations guide, financial plan, and communication device. The City Council received the proposed budget on March 25, 2025. As required by law, the proposed Budget was placed on file for public review at the Carbondale Public Library, the Finance Department, and the City Clerk's Office at City Hall, as well as on the City of Carbondale's Website (<http://www.explorecarbondale.com/277/Financial-Overview>) on March 25, 2025. The required public hearing on the proposed budget was held on April 8, 2025. Following the public hearing, the City Council reviewed and discussed the proposed budget. The proposed General Fund budget is presented with expenditures in excess of revenues by \$280,492. Excess expenditures will be taken from restricted fund balances.

File Attachments

[FY 2026 Proposed Budget Exhibit A 2025-04-22.pdf \(4,945 KB\)](#)

[FY 2026 Pay Plan Exhibit B 2025-04-22.pdf \(51 KB\)](#)

[Ordinance Adopting Budget for FY 2026 2025-04-22.pdf \(113 KB\)](#)

[Ordinance Approving Non-Bargaining Unit Pay Plan for FY 2026 2025-04-22.pdf \(370 KB\)](#)

8. General Business of the City Council

Subject :	8.2 Resolution Approving the Five-Year Community Investment Program for Fiscal Years 2026 through 2030
Meeting :	Apr 22, 2025 - Local Liquor Control Commission and Regular City Council Meeting April 22, 2025
Type :	Action
Recommended Action :	Adopt a Resolution approving the Five-Year Community Investment Program for Fiscal Years 2026 through 2030 in the amount of \$49,638,671.
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 #5: Provide high-quality City infrastructure 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: Finance/Public Works

Background:

The proposed Five-Year Community Investment Program (CIP) for Fiscal Years 2026 through 2030 has been prepared to address the City's policies and goals and to serve as a policy document, operations guide, financial plan, and communication device. The City Council received the proposed CIP on March 25, 2025. As required by law, the proposed CIP was placed on file for public review at the Carbondale Public Library, the Finance Department, and the City Clerk's Office at City Hall, as well as on the City of Carbondale's Website (<http://www.explorecarbondale.com/277/Financial-Overview>) on March 25, 2025. The required public hearing on the proposed CIP was held on April 8, 2025. Following the public hearing, the City Council reviewed and discussed the proposed budget and CIP.

File Attachments

[FY 2026 Proposed Capital Improvement Program 2025-04-22.pdf \(5,061 KB\)](#)
[Resolution Approving Five Year Capital Improvement Program 2025-04-22.pdf \(10 KB\)](#)

9. Adjournment of the City Council Meeting

Subject :	9.1 Adjourn meeting
Meeting :	Apr 22, 2025 - Local Liquor Control Commission and Regular City Council Meeting April 22, 2025
Type :	Procedural

Public Content

The Mayor will declare the meeting adjourned.