

Regular City Council Meeting May 27, 2025

Generated by Clinette C Hayes on Wednesday, May 28, 2025

Councilmembers present

Councilmember Clare Killman, Councilmember Adam Loos, Councilmember Nancy Maxwell, Councilmember Dawn Roberts, Councilmember Brian Stanfield, Councilmember Nathan Colombo, Mayor Carolin Harvey

Meeting called to order at 6:00 PM

1. Preliminaries to the City Council Meeting

1.1 Roll Call

1.2 Citizens' Comments and Questions

Members of the public addressing the City Council included Sandy Litecky and James Cooper Jr.

1.3 Council Comments, General Announcements, and Proclamations

None

1.4 Proclamation for National Bike Month

Mayor Harvey declared the month of May as National Bike Month and encouraged all citizens to gather friends, family, or go solo and get out for a ride.

1.5 Proclamation for National Preservation Month

Mayor Harvey declared the month of May as National Preservation Month and called upon the people of Carbondale to join their fellow citizens across the United States in recognizing and participating in this special observance.

2. Public Hearings and Special Reports

2.1 Historic Preservation Award Presentation

The 2025 recipients of the Historic Preservation Awards are Daniel Presley at 215 South Illinois Avenue for the adaptive reuse category for commercial property, Confluence Books at 705 West Main Street for the adaptive reuse category for commercial property, Elizabeth Renfro for 201 South Maple Street in the preservation category for residential property, and Justin Zurlinden for 600 West Oak Street in the restoration category for residential property.

2.2 E-Scooter Micromobility Program Update from City Staff, SIU Administration, and VeoRide Representative

Senior Planner Molly Maxwell, SIU's Assistant Vice Chancellor for Auxiliary Enterprises and Student Affairs Tena Bennett, and Veo Policy and Partnerships Manager Aaron Madrid gave a presentation on the successes and challenges of the Veo e-scooter program.

Concerns and questions from the presentation included underage users, 24-hour surveillance for improperly placed scooters, involving the police department to contact Veo for misplaced scooters, the number of scooters that have caused accidents and how to report accidents that involve the scooters, safety standards, where the funds from imposed fines go, impounding scooters, and the possibility of banning parents who allow underage users.

3. Consent Agenda of the City Council

3.1 City Council Meeting Minutes from May 13, 2025

Resolution: Approve the minutes from the regular City Council meeting of May 13, 2025

3.2 Approval of Warrant for the Period Ending: 05/09/2025 for the FY 2025 & FY 2026 Warrant 1511 in the Total Amount of \$1,833,972.63

Resolution: Accept the following report of payments made for the period ended: 05/09/2025 totaling \$1,833,972.63 (*Exhibit A 05-27-2025*)

3.3 Approval of Wells Fargo Warrant for the Period Ending 04/30/2025 FY 2025 Warrant # WF 04/2025 in the amount of \$206,431.05

Resolution: Accept the following report of payments made for the period ended: 04/30/2025 totaling \$206,431.05 (*Exhibit B 05-27-2025*)

3.4 Acceptance of a Temporary Construction Easement and Approval of a \$300 Payment for Said Easement from Omar Jimenez-Godinez for the Pleasant Hill Road Project From McLafferty Road to Union Hill Road (ST1502)

Resolution: Acceptance of a Temporary Construction Easement and Approval of a \$300 Payment for Said Easement from Omar Jimenez-Godinez for the Pleasant Hill Road Project From McLafferty Road to Union Hill Road (ST1502)

3.5 Ordinance Approving a Budget Adjustment to Increase the Southern Illinois Multi-Modal Station (SIMMS) FY 2026 Budget in the Amount of \$60,000 to Provide for the Management of the Co-working Space by Carbondale Main Street

Resolution: Approve an Ordinance for a Budget Adjustment to Increase the Southern Illinois Multi-Modal Station (SIMMS) FY 2026 Budget in the amount of \$60,000 (*Ordinance 2025-10; Exhibit C 05-27-2025*)

3.6 Award of Contract to Hutchison Engineering, Inc. in the Amount of \$94,390 for Phase III Engineering/Construction Inspection Services for the Wall Street Road Conversion (CIP ST2405)

Pulled for separate consideration by Councilperson Loos.

3.7 Award of Contract for FY 2026 Street Cut Repair Program to Samron Midwest Contracting, Inc. of Murphysboro, Illinois in the Estimated Amount of \$319,319

Resolution: Award of Contract for FY2026 Street Cut Repair Program to Samron Midwest Contracting, Inc. of Murphysboro, Illinois in the Estimated Amount of \$319,319

3.8 Resolution Authorizing the City Manager to Enter into a Code Compliance Tax Increment Financing Agreement with Big Muddy Rentals for a Redevelopment Project at 306 and 308 South Illinois Avenue

Resolution: Approve a Resolution Authorizing the City Manager to Enter into a Code Compliance Tax Increment Financing Agreement with Big Muddy Rentals for a Redevelopment Project at 306 and 308 South Illinois Avenue (*Resolution 2025-R-32; Exhibit D 05-27-2025*)

3.9 Resolution Authorizing the City Manager to Enter into a Code Compliance Tax Increment Financing Agreement with HB's EGGS LLC dba Harbaugh's Cafe for a Redevelopment Project at 901 S Illinois Avenue

Resolution: Approve Resolution Authorizing the City Manager to Enter into a Code Compliance Tax Increment Financing Agreement with HB's EGGS LLC dba Harbaugh's Cafe for a Redevelopment Project at 901 S Illinois Avenue (*Resolution 2025-R-33; Exhibit E 05-27-2025*)

3.10 Resolution Authorizing the City Manager to Enter into a Code Compliance Tax Increment Financing Agreement with TP & MP, LLC for a Redevelopment Project at 509 S Illinois Avenue

Resolution: Approve Resolution Authorizing the City Manager to Enter into a Code Compliance Tax Increment Financing Agreement with TP & MP, LLC for a Redevelopment Project at 509 S Illinois Avenue (*Resolution 2025-R-34; Exhibit F 05-27-2025*)

3.11 Resolution Authorizing the City Manager to Submit an Application for the Illinois Department of Transportation's Highway Safety Improvement Program Grant in the Amount of \$2,117,253

Resolution: Adopt a Resolution Authorizing the City Manager to Submit an Application for the Illinois Department of Transportation's Highway Safety Improvement Program Grant in the Amount of \$2,117,253. (*Resolution 2025-R-35; Exhibit G 05-27-2025*)

3.12 Appointment and Reappointments to Boards and Commissions - Library Board of Trustees and Preservation Commission

Resolution: Council is requested to concur with Mayor Harvey's recommended appointment and reappointments to Boards and Commissions

3.13 Approval of Consent Agenda Items

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

Motion by Adam Loos, second by Clare Killman.

Final Resolution: Motion Carries

Yea: Clare Killman, Adam Loos, Nancy Maxwell, Dawn Roberts, Brian Stanfield, Nathan Colombo, Carolin Harvey

3.6 Award of Contract to Hutchison Engineering, Inc. in the Amount of \$94,390 for Phase III Engineering/Construction Inspection Services for the Wall Street Road Conversion (CIP ST2405)

Councilperson Loos explained that he pulled the item so that he can vote against the project due to how the roads will be constructed and safety concerns. Public Works Director Robert Hardin gave a brief explanation of the project for clarification.

MOTION: Award of Contract to Hutchison Engineering, Inc. in the Amount of \$94,390 for Phase III Engineering/Construction Inspection Services for the Wall Street Road Conversion (CIP ST2405)

Motion by Clare Killman, second by Brian Stanfield.

Final Resolution: Motion Carries

Yea: Clare Killman, Nancy Maxwell, Dawn Roberts, Brian Stanfield, Nathan Colombo, Carolin Harvey
Nay: Adam Loos

4. General Business of the City Council

4.1 A Resolution Authorizing the City Manager to Enter an Agreement with Placer.ai for Access to Their Location Intelligence and Foot Traffic Data Software

Several members of Council expressed the importance of transparency when it comes to matters of gathering location data from the public. They feel that it should be the duty of the City Council to protect the interest of the public and gain their trust by keeping them informed with their privacy. To fulfill that duty, basic steps can be taken such as providing a brief statement that explains how Placer.ai is used, explaining the steps that residents can take to protect their privacy on their devices, making it very clear what this data is not used for (i.e. analyzing location data around places of worship, reproductive clinics, etc.), and how to access information about how the data is used and ask questions. Other topics of concern included which City Staff have access to this information, is the City itself collecting or using the data, and whether the public can request reports of the data that has been collected.

MOTION: Approve a Resolution Authorizing the City Manager to Enter an Agreement with Placer.ai for Access to Their Location Intelligence and Foot Traffic Data Software

Motion by Adam Loos, second by Clare Killman.

Final Resolution: Motion Carries

Yea: Clare Killman, Adam Loos, Nancy Maxwell, Dawn Roberts, Brian Stanfield, Nathan Colombo, Carolin Harvey

(Resolution 2025-R-36; Exhibit H 05-27-2025)

4.2 An Ordinance Amending the City of Carbondale Curb Appeal Assistance Program, an Ordinance Amending the City of Carbondale Down Payment Assistance Program, and an Ordinance Providing Budgetary Funding for the FY 2026 Housing Grant Program

Members of Council opted to only consider the ordinance to provide budgetary funding for the FY2026 housing grant program and postpone consideration of the amendments to the curb appeal assistance and down payment assistance programs until a greater breakdown in numbers is provided rather than being given specific percentages to consider. The consensus of Council was to take action on the housing grant program and defer action on the curb appeal and down payment items on a meeting date to be later determined after further research has been conducted. Council and members of the public expressed their appreciation for all of the programs that are being offered to the citizens of Carbondale and believe that it is a great way to bring growth to the City.

MOTION: Approve an Ordinance Providing Budgetary Funding for the FY 2026 Housing Grant Program

Motion by Adam Loos, second by Dawn Roberts.

Final Resolution: Motion Carries

Yea: Clare Killman, Adam Loos, Nancy Maxwell, Dawn Roberts, Brian Stanfield, Nathan Colombo, Carolin Harvey

(Ordinance 2025-11; Exhibit I 05-27-2025)

5. Executive Session

5.1 Executive Session to Discuss the Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees of the Public Body

MOTION: Enter into Executive Session to discuss matters relating to specific personnel as permitted under the Illinois Open Meetings Act 5 ILCS 120/2(c)(1)

Motion by Adam Loos, second by Clare Killman.

Final Resolution: Motion Carries

Yea: Clare Killman, Adam Loos, Nancy Maxwell, Dawn Roberts, Brian Stanfield, Nathan Colombo, Carolin Harvey

Open session recessed at 7:37 p.m.

5.2 Return to Open Session

MOTION: Return to Open Session

Motion by

Final Resolution: Motion Carries

Yea: Clare Killman, Adam Loos, Nancy Maxwell, Dawn Roberts, Brian Stanfield, Nathan Colombo, Carolin Harvey

Open session resumed at 8:30 p.m.

6. Adjournment of the City Council Meeting

6.1 Adjourn meeting

There being no further business to come before the City Council, the meeting was declared adjourned at 8:30 p.m.

Clinette C. Hayes, Deputy City Clerk

Date