

Tuesday, July 8, 2025
Regular City Council Meeting July 8, 2025

City Council Chambers, Room 108
200 South Illinois Avenue
Carbondale, Illinois 62901
6:00 p.m.

1. Preliminaries to the City Council Meeting

Subject :	1.1 Roll Call
Meeting :	Jul 8, 2025 - Regular City Council Meeting July 8, 2025
Type :	Procedural

Public Content

1. Preliminaries to the City Council Meeting

Subject :	1.2 Citizens' Comments and Questions
Meeting :	Jul 8, 2025 - Regular City Council Meeting July 8, 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.

1. Preliminaries to the City Council Meeting

Subject :	1.3 Council Comments, General Announcements, and Proclamations
Meeting :	Jul 8, 2025 - Regular City Council Meeting July 8, 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.

1. Preliminaries to the City Council Meeting

Subject : 1.4 Proclamation for Illinois Small Business Development Center at Southern Illinois University 40th Anniversary Day

Meeting : Jul 8, 2025 - Regular City Council Meeting July 8, 2025

Type : Procedural

Public Content

Originating Department: Mayor's Office

Background: A Proclamation declaring June 30, 2025, as the Illinois Small Business Development Center at Southern Illinois University 40th Anniversary Day

File Attachments

[Proclamation for IL Small Business Development Center at Southern Illinois University 40th Anniversary Day, 2025-07-08.pdf \(43 KB\)](#)

2. Public Hearings and Special Reports

Subject : 2.1 Presentation of Highway Safety Improvement Program (HSIP) Grand Avenue Lane Reduction and Shared Use Path CIP ST2505

Meeting : Jul 8, 2025 - Regular City Council Meeting July 8, 2025

Type : Reports

Public Content

Originating Department: Public Works-Engineering

Background:

The City was awarded a Highway Safety Improvement Program Grant through IDOT in the amount of \$302,130 for engineering design of Grand Ave (Washington Street to Wall Street) to complete a lane reduction for Grand Avenue from Washington to East Of Wall Street and a multi-use path. When complete, the resurfaced Grand Ave will have the number of vehicular travel lanes reduced from 4 to 3 with an added center turn lane. The project will also include a multi-use path and ADA improvements where sidewalks meet the new pavement. This project was included in the FY2026 CIP for design. The city has submitted for HSIP Funding to complete this construction. The City Council has requested a presentation and TWM, the selected consultant, is here to present the proposed design.

File Attachments

[Carbondale Grand Ave-Washington RIRO Presentation_REV 2024.06.24.pdf \(4,440 KB\)](#)

3. Consent Agenda of the City Council

Subject : 3.1 Minutes from the Regular City Council Meeting of June 10 and the Special City Council Meeting of July 1, 2025

Meeting : Jul 8, 2025 - Regular City Council Meeting July 8, 2025

Type :

Action (Consent)

Recommended Action :

Approve the minutes from the regular and special City Council meetings of June 10 and July 1, 2025

Public Content

Originating Department:

City Clerk's Office

File Attachments

[Regular City Council Meeting Minutes 10 June 2025.pdf \(173 KB\)](#)

[Special City Council Meeting Minutes 1 July 2025.pdf \(150 KB\)](#)

3. Consent Agenda of the City Council

Subject :

3.2 Approval of Warrant for the Period Ending: 06/06 /2025 for the FY 2025 & FY 2026 Warrant 1513 in the Total Amount of \$1,529,690.57

Meeting :

Jul 8, 2025 - Regular City Council Meeting July 8, 2025

Type :

Action (Consent)

Recommended Action :

Accept the following report of payments made for the period ended: 06/06/2025 totaling \$1,529,690.57

Goals :

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

Public Content

Originating Department: Finance

Background:

File Attachments

[Warrant 1513 2025-07-08.pdf \(331 KB\)](#)

3. Consent Agenda of the City Council

Subject :

3.3 Approval of Warrant for the Period Ending: 06/20 /2025 for the FY 2026 Warrant 1514 in the Total Amount of \$1,872,475.30

Meeting :

Jul 8, 2025 - Regular City Council Meeting July 8, 2025

Type :

Action (Consent)

Recommended Action :

Accept the following report of payments made for the period ended: 06/20/2025 totaling \$1,872,475.30

Goals :

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

Public Content

Originating Department: Finance

Background:

File Attachments

[Warrant 1514 2025-07-08.pdf \(300 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.4 Acceptance of Approved Meeting Minutes from Boards, Commissions, and Committees
Meeting :	Jul 8, 2025 - Regular City Council Meeting July 8, 2025
Type :	Action (Consent)
Recommended Action :	Accept the approved meeting minutes from Boards, Commissions, and Committees and place them on file

Public Content

Originating Department: City Clerk's Office

Background:

Attached for City Council review and acceptance are approved meeting minutes from the following Boards, Commissions, and Committees:

Foreign Fire Insurance Board - January 16 and February 13, 2025

Carbondale Public Library Board - February 12, March 12, April 9, and May 14, 2025

Police Pension Board - January 21, 2025

Board of Fire and Police Commissioners - October 24, 2024, January 16, February 20, 2025

File Attachments

[Foreign Fire Insurance Board Meeting Minutes 2025-01-16.pdf \(270 KB\)](#)

[Foreign Fire Insurance Board Meeting Minutes 2025-02-13.pdf \(266 KB\)](#)

[Carbondale Public Library Board Meeting Minutes 2025-02-12.pdf \(82 KB\)](#)

[Carbondale Public Library Board Meeting Minutes 2025-03-12.pdf \(59 KB\)](#)

[Carbondale Public Library Board Meeting Minutes 2025-04-09.pdf \(61 KB\)](#)

[Carbondale Public Library Board Meeting Minutes 2025-05-14.pdf \(79 KB\)](#)

[Police Pension Fund Meeting Minutes 2025-01-21.pdf \(4,295 KB\)](#)

[Board of Fire and Police Commissioners Meeting Minutes 2024-10-24.pdf \(127 KB\)](#)

[Board of Fire and Police Commissioners Meeting Minutes 2025-01-16.pdf \(227 KB\)](#)

[Board of Fire and Police Commissioners Meeting Minutes 2025-02-20.pdf \(125 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.5 Approve a Contract with Pepsi MidAmerica Co. to Provide Vending and Wholesale Services for City Properties
Meeting :	Jul 8, 2025 - Regular City Council Meeting July 8, 2025
Type :	Action (Consent)
Recommended Action :	Approve a Contract with Pepsi MidAmerica Co. to provide vending and wholesale services for city properties

Public Content

Originating Department: Legal

Background:

The City had previously entered into an extension of agreement in 2011 for Vending Services for all City Properties. Upon expiration of said contract, City Staff sought alternative contract proposals to cover the original agreement, as well as provide vending services for the new SIMMS. Staff also recognized a need for wholesale distribution for City-hosted events, private events hosted at the Civic Center and concessions at Cedar Lake. After the expiration of the RFP period, the only bid received meeting all identified needs was provided by the existing service provider, Pepsi MidAmerica Co. Staff recommends authorization for the City Manager to enter into the contract with Pepsi MidAmerica attached.

File Attachments

[Marion Pepsi Contract 2000-02-23_Redacted.pdf \(2,479 KB\)](#)

[Proposed Pepsi Contract 5-30-2025_Redacted.pdf \(227 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.6 Ordinance Approving a Budget Adjustment to Increase the Carbondale Public Library FY 2026 Budget in the Amount of \$990,000 for Improvements to the Building Infrastructure and HVAC System
Meeting :	Jul 8, 2025 - Regular City Council Meeting July 8, 2025
Type :	Action (Consent)
Recommended Action :	Approve an Ordinance Approving a Budget Adjustment to Increase the Carbondale Public Library FY 2026 Budget in the Amount of \$990,000 for Improvements to the Building Infrastructure and HVAC System
Goals :	Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services Goal #5: Provide high-quality City infrastructure

Public Content

Originating Department: Finance

Background:

On June 11, 2025, the Carbondale Public Library Board approved a budget adjustment to the Carbondale Public Library's FY 2026 Operating Budget for the following items.

The Carbondale Public Library is undertaking infrastructure improvements to ensure continued operations and the safety of its patrons. The existing roof system, replaced in 2002, has reached the end of its useful lifespan, with the EPDM membrane exhibiting significant deterioration and the metal coping and flashings showing weathering and wear. The comprehensive roof replacement project will include the installation of new insulation, flashings, and the membrane. Additionally, the existing skylights will be refurbished with new glazing panels, gaskets, and sealants to address ongoing leak issues that have caused water damage to the building.

The HVAC system replacement is taking place because more than half of the water source heat pumps installed in 2002 are no longer functioning and have exceeded their expected 19-year lifespan. The project will replace all 22 heat pump units throughout the building, including horizontal concealed units serving employee spaces, cabinet units along the mezzanine walls, and the aging rooftop units that provide fresh air ventilation. Working with the architecture and engineering firm Hafer Associates, J&L Robinson has been awarded the contract to complete both projects concurrently, maximizing efficiency and minimizing disruption to library operations. Through prudent financial management, the library will fund these improvements entirely through accumulated savings, requiring no loans or additional debt, demonstrating responsible stewardship of public resources. This projects help ensure the 41-year-old facility continues to serve the community effectively.

File Attachments

[Exhibit A- BA Library Infrastructure 2025-07-08.pdf \(120 KB\)](#)

[A Budget Adjustment to Increase the Public Library FY26 Budget to Make Infrastructure Improvements and Replace the HVAC in the amount of \\$990,000 - 2025-07-08.pdf \(166 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.7 Award of Purchase of a 72" Cut Ferris Zero-Turn Lawn Mower to Joyce Lee Outdoor Equipment of Carbondale, Illinois in the Amount of \$15,900
Meeting :	Jul 8, 2025 - Regular City Council Meeting July 8, 2025
Type :	Action (Consent)
Recommended Action :	Award the Purchase of a 72" Cut Ferris Zero-Turn Lawn Mower to Joyce Lee Outdoor Equipment of Carbondale, Illinois in the Amount of \$15,900

Public Content

Originating Department: Public Works-Cemetery

Background:

The Cemetery currently uses three (3) Ferris zero-turn mowers for routine mowing operations. These mowers range from fifteen (15) to ten (10) years in age and are used to mow fifty-four (54) acres per week. Considering the age of our existing mowers, a new Ferris zero-turn mower was included in the Fiscal Year 2026 budget that was approved by the City Council. The existing mowers will be used to support all divisions of the City that need routine ground maintenance, including Forestry and Parks and Recreation. Specifications were prepared, and the bid was advertised in the *Southern Illinoisan* on Saturday, May 24, 2025. Bid invitations were sent to eleven (11) vendors and four (4) plan houses. Four (4) bids were received on June 17, 2025, as shown on the attached Bid Tabulation; the low bid was from Bobcat of Marion in the amount of \$13,555.86 but does not meet specifications for suspension or suspension warranty. The lowest bid meeting specifications was from Joyce Lee Outdoor Equipment of Carbondale, Illinois in the amount of \$15,900. Staff recommends awarding the purchase of a 72" cut zero-turn lawn mower to Joyce Lee Outdoor Equipment of Carbondale, Illinois in the amount of \$15,900. Sufficient funds exist in the FY2026 Cemetery Budget to cover the cost of the new mower.

File Attachments

3. Consent Agenda of the City Council

Subject :	3.8 Resolution Declaring Four (4) City-owned Vehicles as Surplus, Award of Purchase of Three (3) 2026 GMC Pick-up Trucks for Various City Divisions in the Amount of \$136,000 (Including 3 Trade-ins of \$2,000) from Auffenberg of Carbondale, IL, Award of Purchase of One (1) Ford Maverick in the Amount of \$29,398 (Including a Trade-in of \$1,000) to Vogler Motor Co. of Carbondale, IL
Meeting :	Jul 8, 2025 - Regular City Council Meeting July 8, 2025
Type :	Action (Consent)
Recommended Action :	Adopt a Resolution declaring four (4) City-owned vehicles as surplus, Award the Purchase of three (3) 2026 GMC Pick-up Trucks for various City Divisions in the amount of \$136,000 (including three (3) trade-ins for \$2,000) from Auffenberg of Carbondale, IL, and award the purchase of one (1) Ford Maverick in the amount of \$29,398 (including a trade-in of \$1,000) to Vogler Motor Co. of Carbondale, IL, with the following surplused vehicles to be utilized for trade-ins: 2003 GMC Yukon 134,750 miles VIN# 1GKEK13Z83J141112 1999 Ford Crown Victoria; 121,076 miles; VIN#2FAFP71W2XX196929 1997 Ford F-150; 82,547 miles; VIN# 1FTDF17W2VNC92270 2007 Chevrolet Express 1500; 148,062 miles; VIN# 1GCFG15Z171135737

Public Content

Originating Department: Public Works-Vars

Background:

In the FY2026 Budget, funds were included to replace four (4) vehicles: one (1) - 1/2 ton 4x4 pickup from Public Works, one (1) midsize pickup from Support Services (47000), one (1) 1/2 ton 4x4 pickup from the Water Treatment Plant (47011), and one (1) 1/2 ton 4x4 pickup from building maintenance (40330).

This bid was advertised in the *Southern Illinoisan* on Saturday, May 31, 2025. Bid specs were sent to thirteen (13) vendors and two (2) plan houses, as shown on the attached certificate. Three (3) bids were received for each and opened on June 24, 2025. For the three (3) 1/2 ton 4x4 pickups, the low bid was \$136,000 from Auffenberg of Carbondale (including three (3) trade-ins for \$2000). The low bid for the mid-size truck was \$29,398 from Vogler Motor Co. of Carbondale, including a trade-in of \$1,000.

The City Council is requested to award the purchase of three (3) - 1/2 4x4 pickups to Auffenberg of Carbondale, Carbondale IL (including three (3) trade-ins for \$2,000) and award the purchase of one (1) Ford Maverick to Vogler Motor Co., Carbondale, IL in the amount of \$29,398 (including a trade-in for \$1,000).

The City Council is also requested to declare the following vehicles as surplus to be traded in:
2003 GMC Yukon 134,750 miles VIN# 1GKEK13Z83J141112
1999 Ford Crown Victoria; 121,076 miles; VIN#2FAFP71W2XX196929
1997 Ford F-150; 82,547 miles; VIN# 1FTDF17W2VNC92270
2007 Chevrolet Express 1500; 148,062 miles; VIN# 1GCFG15Z171135737

File Attachments

[Resolution declaring Var Public Vehicles as Surplus 2025-07-08.pdf \(201 KB\)](#)
[26-07 2025-26 Midsize Supercrew Pickup bid tab 2025-07-08.pdf \(20 KB\)](#)
[26-07 2025-26 Midsize Supercrew Pickup Certificate 2025-07-08.pdf \(22 KB\)](#)
[26-08 3 Half Ton 4WD Crew Cab Pickups bid tab 2025-07-08.pdf \(20 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.9 Contract in the Amount of \$70,000 to Always Excavating & Landscaping, Carbondale, IL, for demolition of five (5) abandoned, blighted residential structures, bid as Various Residential Demolitions 2025 Round 5
Meeting :	Jul 8, 2025 - Regular City Council Meeting July 8, 2025
Type :	Action
Recommended Action :	Award the contract in the amount of \$70,000 to Always Excavating & Landscaping, Carbondale IL, for the demolition of five (5) abandoned, blighted residential structures, bid as Various Residential Demolitions 2025 Round 5.
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:

Background:

Staff from Community Development and Economic Development Departments applied for, and the City 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 to demolish abandoned and blighted residential structures. So far in 2024 and 2025, seventeen (17) residential structures have been demolished, with a total expenditure of \$199,615. All demolition projects and reporting are to be completed by November 2026.

The Round 5 demolitions will demolish five (5) residential structures at 306 Lynda Drive, 403 S. Cedarview Street, 909 N. Bridge Street, 108 S. Dixon Street, and 1205 W. Pleasant Hill Road. All principal and accessory structures will be demolished, overgrowth and dangerous trees removed, as well as sidewalks and driveways. Lots will be filled, graded, and seeded with grass. Utilities will be marked for future possible use.

Bid documents were prepared using the standard City bid format for projects of this size and type. Bids were advertised in the Southern Illinoisian on Saturday, May 31, 2025. A pre-bid meeting and site tour was held Thursday June 12, 2025, and bids were opened on Thursday June 26, 2025. Nineteen (19) contractors and four (4) plan houses were contacted (see attached certificate), and six (6) bid packets were purchased. Six (6) bids were submitted (see bid tab attached) with the lowest qualified bid received from Always Excavating & Landscaping of Carbondale, IL being in the amount of \$70,000.

Staff recommends the Various Residential Demolitions 2025, Round 5 be awarded to Always Excavating & Landscaping of Carbondale, IL. The contractor will have 60 days to complete the work once the contract is signed.

File Attachments

[26-05 Bid Tab for BNS Demo Round 5 2025-07-08.pdf \(32 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.10 Resolution Authorizing the City Manager to Enter into a Residential Tax Increment Financing Agreement with Makenna Baxter for a Redevelopment Project at 606 West Walnut Street
Meeting :	Jul 8, 2025 - Regular City Council Meeting July 8, 2025
Type :	Action (Consent)
Recommended Action :	Approve a Resolution Authorizing the City Manager to Enter into a Residential Tax Increment Financing Agreement with Makenna Baxter for a Redevelopment Project at 606 West Walnut Street
Goals :	Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services Goal #6: Enhance residential development/rehabilitation

Public Content

Originating Department: Economic Development

Background:

On August 23, 2022, the City Council approved an ordinance amending tax increment financing (TIF) district #2 (Illinois-University Corridor TIF #2) to include a portion of three residential neighborhoods. This ordinance allows property tax revenue created by new development within the project area to be held in a special City fund to pay for certain allowable redevelopment expenses. One use of the increment funds is to reimburse private developers for eligible redevelopment project costs. The State statutes governing TIF specify eligible redevelopment project costs that include property acquisition, demolition, site preparation, environmental cleanup, remodeling and rehabilitation of existing buildings, and a portion of interest costs from financing. The cost of new building construction is not an eligible expense. The reimbursement terms for an individual project are specified in a redevelopment agreement between the City and the developer.

Attached for consideration by the City Council is a residential TIF redevelopment agreement between the City and Makenna Baxter for reimbursement of a portion of the costs to redevelop the residential property at 606 West Elm Street. Ms. Baxter's intent is to improve the foundation of her owner-occupied residence in response to the aging property and the resulting failing foundation of the residence. The subject property is located within the residential portion of TIF #2, and as a result, the developer is eligible to receive reimbursement through TIF.

Under the terms of the redevelopment agreement, the City will reimburse the developer for eligible costs that are estimated to total approximately \$11,000, which is the developers cost of the rehabilitation of the existing structure. Costs related to any new construction of the property will not be eligible and are not included in this estimate.

Objectives of the TIF Redevelopment Plan include the reduction or elimination of blighting conditions, enhancing the real estate tax base, and encouraging private investment in the redevelopment project area. Development of the subject property as proposed by Makenna Baxter represents a contribution to all of these objectives.

Recommended Action:

It is recommended that the City Council approve a resolution authorizing the City Manager to enter into an economic development tax increment financing agreement with Makenna Baxter for a redevelopment project at 606 West Walnut Street.

File Attachments

[Resolution Approving TIF Agreement Makenna Baxter at 606 West Walnut Street 2025-07-08.pdf \(91 KB\)](#)
[606 West Walnut Residential TIF Redevelopment Agreement 2025-07-08.pdf \(213 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.11 An Ordinance Authorizing the Acceptance of a Grant from the T-Mobile Hometown Grant Program and Approving a Budget Adjustment to Increase the Local Improvement Fund and Community Development FY 2026 Budgets in the Total Amount of \$46,300
Meeting :	Jul 8, 2025 - Regular City Council Meeting July 8, 2025

Type :	Action (Consent)
Recommended Action :	Adopt an Ordinance Authorizing the Acceptance of a Grant from the T-Mobile Hometown Grant Program and Approving a Budget Adjustment to Increase the Local Improvement Fund and Community Development FY 2026 Budgets in the Total Amount of \$46,300
Goals :	Goal #1: Provide a high quality-of-life and foster a sense of community for all residents 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 #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: Community Development

Background:

On March 25, 2025, the City Council adopted a resolution authorizing the City Manager to submit a grant application for the T-Mobile Hometown Grant Program for the installation of wayfinding signage along the Downtown-Campus Connector shared use path and decorative alleyway lighting at three locations in downtown Carbondale. This grant is available to communities with a population under 50,000 to implement shovel-ready projects that enhance community spaces and foster local connections. The City of Carbondale has been awarded a T-Mobile Hometown Grant in the amount of \$46,300. City staff worked with staff from Carbondale Main Street to secure the grant, and no match from the City is required. The funds will be used to:

1. Install wayfinding signage along the Downtown-Campus Connector, consistent with the recommendations in the City's Wayfinding Master Plan.
2. Install decorative alleyway lighting at three locations in downtown Carbondale.

This will help improve the aesthetics in the downtown, improve safety, and encourage greater visitation downtown, particularly for the City's nightlife.

File Attachments

[Ordinance Authorizing the Acceptance of a \\$46,300 Grant from the T-Mobile Hometown Program.pdf \(106 KB\)](#)
[Exhibit A - Budget Adjustment - T-Mobile Hometown Grant Program.pdf \(124 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.12 Resolutions Declaring Honorary Street Naming for Kenneth "Kent" Mason and Elbert Simon, Sr.
Meeting :	Jul 8, 2025 - Regular City Council Meeting July 8, 2025
Type :	Action (Consent)

Recommended Action :

Adopt Resolutions approving the indefinite honorary naming of East Oak Street for Kenneth "Kent" Mason and North Washington Street for Elbert Simon Sr. in recognition of their distinct and impactful service to the Carbondale community, as authorized in Carbondale Revised Code section 1-2B-11

Goals :

Goal #1: Provide a high quality-of-life and foster a sense of community for all residents

Public Content

Originating Department: Human Resources (Equity & Engagement Coordinator)

Background:

City Staff is requesting City Council approval for two honorary street naming proposals in recognition of individuals whose legacies reflect extraordinary service, leadership, and dedication to the Carbondale community. The first proposal recommends the honorary designation of North Washington Street (East Main Street to East Fisher Street) as "Elbert Simon Sr. Way" and the second recommends the honorary designation of East Oak Street (North Illinois Avenue to North Wall Street) as "Kenneth 'Kent' Mason Way."

On the morning of November 12, 1970, a significant event unfolded in Carbondale involving a standoff between local law enforcement and members of the Black Panther Party. According to reports, Elbert and Charles Simon played a pivotal role in helping de-escalate the situation, successfully negotiating a peaceful surrender. Their leadership in that moment remains a powerful example of community-based peacekeeping and civic responsibility. Beyond that defining event, Elbert Simon Sr. served the Carbondale community in various roles, including the Carbondale Elementary School Board, the Board of Fire and Police Commissioners, the Carbondale branch of the NAACP, and spent countless hours fighting for Civil Rights throughout the community and region. His life's work reflects a profound commitment to justice, public service, and community advancement.

Kenneth "Kent" Mason was a lifelong resident of Carbondale. For more than 60 years, Mr. Mason dedicated himself to the profession of barbering, including over 40 years as the owner of Arnette's Barber Shop on Oak Street. His presence in the community offered wisdom and mentorship stretching beyond the Northeast Carbondale community. Mr. Mason volunteered in the community and supported many community endeavors. He was deeply admired for his integrity, humility and commitment to serve others.

These are two powerful figures who demonstrated community leadership from courageous public action to lifelong service, who have impacted generations of Carbondale residents.

The honorary street naming will not require an address change; rather, a second street sign will be placed beneath the official street name.

For this action to be approved, it must be passed by a supermajority 3/5 vote of those Council members present.

File Attachments

[A Resolution Declaring North Washington Street in Honor of ELBERT SIMON SR. WAY 2024-07-08.pdf \(118 KB\)](#)

[A Resolution Declaring East Oak Street in Honor of Kenneth - Kent - Mason 2024-07-08.pdf \(201 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.13 Approval of Consent Agenda Items
Meeting :	Jul 8, 2025 - Regular City Council Meeting July 8, 2025
Type :	Action (Consent)
Recommended Action :	Approve all Consent Agenda items not pulled for separate consideration

Public Content

4. General Business of the City Council

Subject :	4.1 An Ordinance Amending the City of Carbondale Curb Appeal Assistance Program and an Ordinance Amending the City of Carbondale Down Payment Assistance Program
Meeting :	Jul 8, 2025 - Regular City Council Meeting July 8, 2025
Type :	Action
Recommended Action :	Approve An Ordinance Amending the City of Carbondale Curb Appeal Assistance Program and an Ordinance Amending the City of Carbondale Down Payment Assistance Program

Public Content

Originating Department:Community Development

Background:

On May 24, 2016, the Carbondale City Council established both the Curb Appeal Assistance Program and the Down Payment Assistance Program. Originally, the maximum income limit of these programs was 120% of the Median Area Income (MAI) for Jackson County. However, in September 2016, Staff recommended raising the income limit to 180% as the program expanded.

Due to current budget considerations, on May 27, 2025, Staff proposed reducing the maximum income threshold from 180% to the original level of 120% of the Median Area Income (MAI) for Jackson County, IL. This adjustment would enable staff to more effectively target and prioritize assistance for households with the greatest financial need. Narrowing the eligibility criteria will help maximize the impact of limited resources and ensure that available funds are directed toward those most vulnerable in our community. At that time, the Council requested a further breakdown of the MAI numbers (please see the chart below).

1	2025	Household Members							
2	MAI Income Limit	1	2	3	4	5	6	7	8
3	180%	109,260	124,740	140,400	155,880	168,480	180,900	193,320	205,920
4	170%	103,190	117,810	132,600	147,220	159,120	170,850	182,580	194,480
5	160%	97,120	110,880	124,800	138,560	149,760	160,800	171,840	183,040
6	150%	91,050	103,950	117,000	129,900	140,400	150,750	161,100	171,600
7	120%	72,840	83,160	93,600	103,920	112,320	120,600	128,880	137,280
8	100%	60,700	69,300	78,000	86,600	93,600	100,500	107,400	114,400
9	80%	48,560	55,440	62,400	69,280	74,880	80,400	85,920	91,520
10	50%	30,350	34,650	39,000	43,300	46,800	50,250	53,700	57,200
11	30%	18,210	20,790	23,400	25,980	28,080	30,150	32,220	34,320

In consideration of council discussion and an assessment of the program, Staff propose the following changes to the Down Payment Assistance and Curb Appeal Programs:

1. Reducing the maximum income threshold from 180% to 150% of the Median Area Income (MAI) for Jackson County, IL.

Example: a two-person household with an annual adjusted gross income (AGI) exceeding \$103,920 would not qualify for assistance. Similarly, a household of 4 members with an annual gross income exceeding \$129,900 would not qualify.

2. No longer allowing applicants to participate in all three programs simultaneously, and instead, allowing applicants to utilize a maximum of two programs. Staff proposes allowing applicants to choose the Down Payment Assistance Program or the Curb Appeal Program, but not both. Applicants would still be able to utilize the Down Payment Program or Curb Appeal Program with the Single-Family Conversion opportunity.

3. Applicants should be eligible to utilize the Curb Appeal Program once every 5 years. The Down Payment and Single-Family Conversion Program shall remain a one-time participation only.

File Attachments

[Ordinance Amending Curb Appeal Assistance Program, 2025-07-08.pdf \(16 KB\)](#)

[Ordinance Amending the Down Payment Assistance Program, 2025-07-08.pdf \(104 KB\)](#)

4. General Business of the City Council

Subject :	4.2 An Ordinance Approving and a Resolution Denying the Rezoning of Property Belonging to Jerry Baine on Parcel Number 15-17-327-023 at the Terminus of Baine Drive from PUD, Planned Unit Development, to AG, General Agriculture
Meeting :	Jul 8, 2025 - Regular City Council Meeting July 8, 2025
Type :	Action
Recommended Action :	Adopt an Ordinance Rezoning Property Belonging to Jerry Baine at Parcel Number 15-17-327-023 from PUD, Planned Unit Development, to AG, General Agriculture
Goals :	Goal #4: Encourage progressive economic development, tourism, arts, and entertainment

Public Content

Originating Department: Community Development

Background:

Development Management staff are requesting a rezoning of property owned by Jerry Baine at Parcel Number 15-17-327-023 at the terminus of Baine Drive from PUD, Planned Unit Development, to AG, General Agriculture.

The property was originally zoned AG with the adoption of the Zoning Ordinance in 1974. The property was rezoned from AG to PUD with the City Council's adoption of Ordinance Number 85-70 in 1985.

Under City Code, an applicant who has property zoned for PUD must submit site plans for approval within 18 months of the PUD zoning approval. If more than 18 months elapses, an applicant may apply for an extension to City Council, and an extension may be granted if good cause is shown. If an extension is not granted, Development Services staff shall begin the proceedings to have the property rezoned back to its previous zoning designation.

Since the property was rezoned, multiple site plans and extensions were granted over the course of nearly 20 years, but no site plan has been approved, and staff are not aware of any efforts to develop the site since at least 2006. The property owner now plans to lease the property to Arena Knight 2 Solar, LLC, who intends to develop a 3.0 Megawatt solar array on the property. Development of a solar array is not an allowed use on property zoned PUD. Therefore, the rezoning of this property back to AG is necessary for a Special Use Permit to be granted for the development of a solar array on the property.

The case was heard by the Planning Commission on June 11th, 2025. During the hearing for PC 25-10, no residents spoke in favor or opposition of the proposed rezoning.

The Planning Commission recommended approval of PC 25-10.

Attached for City Council review are the following:

1. An Ordinance approving and a Resolution denying the rezoning request with Exhibit A - Location Map
2. Unapproved minutes of the Planning Commission meeting for the public hearing on PC 25-10
3. Staff report with attachments to the Planning Commission for PC 25-10

File Attachments

[Ordinance to Approve Rezoning PUD to AG for Baine at PIN 15-17-327-023, 2025-07-08.pdf \(130 KB\)](#)
[Resolution to DENY Rezone from PUD To AG Baine at PIN 15-17-327-023, 2025-07-08.pdf \(136 KB\)](#)
[Exhibit A - Location Map.pdf \(275 KB\)](#)
[PC 25-10 Staff Report w Attachments.pdf \(1,183 KB\)](#)
[UNAPPROVED Planning Commission Minutes - 6.11.2025.pdf \(153 KB\)](#)

4. General Business of the City Council

Subject :	4.3 A Resolution Approving and a Resolution Denying a Special Use Permit to Arena Knight 2 Solar, LLC to Construct and Operate a 3.0 Megawatt Solar Array on Parcel 15-17-327-023 at the Terminus of Baine Drive, Which is Zoned PUD, Planned Unit Development
Meeting :	Jul 8, 2025 - Regular City Council Meeting July 8, 2025
Type :	Action
Recommended Action :	Adopt a Resolution approving a Special Use Permit for

Arena Knight 2 Solar, LLC to construct, operate, and maintain a 3.0 megawatt solar array within a PUD - Planned Unit Development, district at the terminus of Baine Drive with four conditions

Goals :

Goal #4: Encourage progressive economic development, tourism, arts, and entertainment

Public Content

Originating Department: Community Development

Background:

Applicant, Arena Knight 2 Solar, LLC, submitted an application requesting a Special Use Permit to develop a 3.0 Megawatt solar array on property at the terminus of Baine Drive within an AG, General Agriculture, district. The applicant would lease the property from the current property owner to construct, operate, and maintain the solar array.

At the time of application, this property was zoned PUD, Planned Unit Development, which does not permit utility-grade solar arrays. A successful rezoning of this parcel back to AG, decided by Council previously on this agenda, is required for this Special Use Permit to be considered.

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 Arena Knight 2 Solar, LLC to develop a 3.0 megawatt solar array within an AG, General Agriculture, district for property at the terminus of Baine Drive.
2. A copy of the staff report to the Planning Commission and its attachments (PC 25-12)
3. A copy of the unapproved minutes from the Public Hearing held by the Planning Commission (PC 25-12)

Additional Information:

1)Constituent/Advisory Body Impact:The Planning Commission conducted a public hearing on June 11, 2025, and voted (6-yes, 0-no) on a motion to recommend approval of the Special Use Permit with the following conditions:

1. The development and operation of the site shall adhere to the application package submitted;
2. The City Council shall adopt an ordinance rezoning parcel 15-17-327-023 from PUD back to AG;
3. The properties shall either be combined or the interior lot line adjusted to ensure that the development occurs on one parcel; and,
4. A signed fill permit for the wetlands is provided from the Army Corps of Engineers prior to or in conjunction with the submittal of a site plan.

2)Financial Impact:None

3)Staff Impact:Staff will be responsible for issuing all permits and completing all necessary property inspections.

File Attachments

[Resolution to Approve SUP for a 3.0 Megawatt Solar Array on 15-117-327-023 2025-07-08.pdf \(138 KB\)](#)
[Resolution to DENY SUP for a 3.0 Megawatt Solar Array at PP# 15-17-327-023 2025-07-08.pdf \(139 KB\)](#)
[PC 25-12 Staff Report w Attachments.pdf \(5,797 KB\)](#)

4. General Business of the City Council

Subject :	4.4 A Resolution Approving and a Resolution Denying a Special Use Permit to Arena Knight 1 Solar, LLC to Construct and Operate a 3.8 Megawatt (MW) Solar Array at 1914 West Sycamore Street Within the AG - General Agriculture Zoning District With Three Conditions
Meeting :	Jul 8, 2025 - Regular City Council Meeting July 8, 2025
Type :	Action
Recommended Action :	Adopt a Resolution Approving a Special Use Permit for Arena Knight 1 Solar, LLC to Construct, Operate, and Maintain a 3.8 Megawatt Solar Array Within the AG - General Agriculture Zoning District at 1914 Sycamore Street with Three Conditions
Goals :	Goal #4: Encourage progressive economic development, tourism, arts, and entertainment

Public Content

Originating Department: Community Development

Background:

Applicant, Arena Knight 1 Solar, LLC, submitted an application requesting a Special Use Permit to develop a 3.8 Megawatt solar array at 1914 West Sycamore Street within an AG - General Agriculture Zoning District. The property is currently owned by Jerry Baine, who will lease the property to the applicants to construct and operate the solar array.

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 Arena Knight 1 Solar, LLC to develop a 3.8 Megawatt solar array within the AG - General Agriculture Zoning District at 1914 West Sycamore Street
2. A copy of the staff report to the Planning Commission and its attachments (PC 25-11)
3. A copy of the unapproved minutes from the Public Hearing held by the Planning Commission (PC 25-11)

Additional Information:

1)*Constituent/Advisory Body Impact:* The Planning Commission conducted a public hearing on June 11, 2025, and voted (6-yes, 0-no) on a motion to recommend approval of the Special Use Permit with the following conditions:

1. The development and operation of the site shall adhere to the application package submitted;
2. Parcel [15-17-376-013](#) shall annex into the City of Carbondale corporate limits;
3. Provide a signed letter from the Army Corps of Engineers identifying non-jurisdictional wetlands prior to or in conjunction with submitting the site plan.

2)*Financial Impact:* None

3) *Staff Impact:* Staff will be responsible for issuing all permits and completing all necessary property inspections.

File Attachments

- [Resolution to Approve SUP for a 3.8 Megawatt Solar Array at 1914 W Sycamore St 2025-07-08.pdf \(136 KB\)](#)
- [Resolution to DENY SUP for a 3.8 Megawatt Solar Array at 1914 W Sycamore St 2025-07-08.pdf \(139 KB\)](#)
- [PC 25-11 Staff Report w Attachments.pdf \(4.947 KB\)](#)
- [UNAPPROVED Planning Commission Minutes - 6.11.2025.pdf \(153 KB\)](#)

4. General Business of the City Council

Subject :	4.5 An Ordinance Amending Title One, Chapter 4, Section 16, and Title One, Chapter 3B of the Carbondale Revised Code as it Relates to Employee Residency Requirements
Meeting :	Jul 8, 2025 - Regular City Council Meeting July 8, 2025
Type :	Action
Recommended Action :	Approve an ordinance amending Title One, Chapter 4, Section 16, and Title One, Chapter 3B of the Carbondale Revised Code as it relates to employee residency requirements

Public Content

Originating Department: Legal

Background: On May 1, 1986, the Carbondale City Council adopted an ordinance establishing an employee residency requirement. The City has experienced reductions in applications for all city staff positions and challenges with competing with other employers. One obstacle that the Staff has recognized as a cause is the current residency requirement, which consists of an approximate 9-mile radius from City Hall, and is based upon township and range numbers. Staff has requested that the Carbondale City Council review this policy and amend it to be in line with other municipalities and other employers that the City competes with for applicants for employment. Currently, regional municipalities have larger allowances for residency requirements to include a 20-mile radius from City Hall for employees in some locations. Feedback to the City administration and analysis by staff indicate there is currently a housing stock shortage of affordable housing in the immediate region, and the proposed increased residency requirements provide additional opportunities. In considering the revised residency requirements, it is recognized that distances need to be reasonable for staff to respond to the needs of the city in a reasonable amount of time, especially as it relates to emergency responders.

Another barrier that the current residency requirement creates relates to promotion and advancement for current staff members. An employee who is hired and promoted up through the City's staff may have an established domicile within the current 9-mile residency. Under the current residency requirements, for this employee to promote to a department head, they have to move within the Carbondale corporate city limits. This can put additional burdens upon the employee, who has a proven track record of success, and may be a consideration not to apply for promotions and ultimately becomes a barrier to upward advancement.

Staff is recommending that the City Council adopt an ordinance amending the current residency requirement to permit all employees, except for the City Manager, to reside within a newly established

residency boundary. The residency boundary would consist of a 20-mile radius from the intersection of West Walnut Street and South Illinois Avenue within the City of Carbondale, Illinois; the boundary excludes any areas in Missouri that fall within the radius. The 20-mile radius intersects Du Quoin, Christopher, and West Frankfort. In order to create a more defined boundary within those communities Staff has utilized City Streets and State Highways as a means to more easily delineate those properties that are and are not included within the boundary. Maps are attached for illustration purposes.

File Attachments

[An Ordinance Amending Title 1 of the Carbondale Revised Code as it Relates to Residency for Employees 2025-07-08.pdf \(163 KB\)](#)
[20_Mile_Navigation.pdf \(1,824 KB\)](#)
[West Frankfort Google Earth Overlay 2025-07-08.pdf \(16,048 KB\)](#)
[Christopher Google Earth Overlay 2025-07-08.pdf \(12,391 KB\)](#)
[Du Quoin Google Earth Overlay 2025-07-08.pdf \(12,554 KB\)](#)
[20-Mile Google Earth Overlay 2025-07-08.pdf \(14,782 KB\)](#)
[Exhibit A - An Ordinance Amending the Carbondale Residency Requirement for Employees 2025-07-08.pdf \(84 KB\)](#)

4. General Business of the City Council

Subject :	4.6 Discussion Pertaining to Live Music Before City Council Meetings
Meeting :	Jul 8, 2025 - Regular City Council Meeting July 8, 2025
Type :	Discussion

Public Content

Originating Department:

City Clerk's Office/City Manager's Office

Background:

Councilmembers Roberts and Stanfield have requested a discussion about possibly including live music prior to City Council meetings. In accordance with Title 1-2B-1.H.2, "An agenda will be prepared by the City Manager's Office and anyone desiring to be listed on the agenda should contact the City Manager's Office to request a place on the agenda. With the consensus of two (2) City Council members, a subject matter shall be placed on an upcoming agenda for public discussion or action within ninety (90) days of request."

Councilmember Roberts' specific request was as follows:

Carbondale has always had a wonderful and unique music scene. With the revival of live music downtown at places such as Booby's, PK's, the new music venue, and more, and the revival of the Hanger, this is a great time to celebrate our local talent. Featuring live music before Council meetings would showcase what makes our community special and help create a more welcoming atmosphere.

In Austin, every City Council meeting begins with a live performance by a local musician and a proclamation honoring them. New Orleans has done this occasionally as well.

I believe Carbondale could benefit from a similar practice. Brief performances before council meetings could:

Set a welcoming tone

Support local artists

Encourage more public participation

I would love to explore the feasibility of trying this here as a way to highlight our talent and bring more community into this space.

The idea in and of itself is appreciated, and the City has been proactively taking a number of actions to provide for more entertainment options to include the construction of the entertainment plaza on South Washington Street. City Staff has concerns related to the administration of this process and the logistics that this would entail to make it successful and not create distractions to the business of a council meeting. Those specific concerns are:

- Where the musician(s) would play, whether inside Chambers or in the hallway.
 1. If the entertainment location is within the hallway, whether this interfere with other Civic Center Rental Events ongoing in other rooms of the Civic Center. The music would need to be after 5:00 p.m. so it did not interfere with business taking place during City Hall business hours.
 2. If the entertainment location is within Council Chambers, will the time required for the musician set-up interfere with the meeting set-up by City Staff and/or the Audio-Visual technicians' sound testing and preparations immediately before the meetings? While it may not occur before every City Council meeting, there are frequently events in City Council Chambers prior to Council meetings, not leaving the Civic Center Staff much time to tear down and reset the room for meeting purposes.
 3. If the musician(s) is/are to be in the hallway, they would need to be located closer to the foyer than to the Chambers to allow sufficient space for the security point set-up. This could interfere with rentals in Room 103 of the Civic Center. If the musicians are closer to the foyer, the lack of power accessibility is a consideration.
 4. If the music is in an area that provides access to the council chambers, the required security screening needs to be considered. Attendees will still need to be screened when attending the music because they have access to the council chambers when the meeting begins. Everyone would either have to be removed and sent through the screening process or police officers will have to arrive earlier to start the screening process. The officers are on overtime and would require additional compensation.
- Scheduling of musicians
 1. Who will be responsible for scheduling musicians?
 2. Who will determine who will and will not be able to play? In having the City involved with making a determination about appropriateness, there is the likelihood that musicians excluded will take issue with the screening process. How will we address those complaints?
 3. Will the person scheduling the musicians be coordinating with the Civic Center scheduling to ensure that there will be no interference with other meetings or events?
 4. Will we allow for any amplification?
 5. Will they require a power source?
- Will this extend the length of City Council meetings or interfere with the start of the 6:00 p.m. meeting?
- If the musicians are playing music created by other artists that is copyrighted and it is livestreamed along with the council meeting, the City will be required to pay the licensing fees associated.
- Prior to the start of the council meetings the audio-visual technician tests the microphones for the audio quality for the microphones used by council members, the public and city staff. Additional audio from musicians will interfere with this exercise.

Should the City Council desire to pursue this request, Staff recommends doing so on a trial basis and bringing back the matter at a specified time so that the process can be reassessed for continued viability and an accounting of staff time and costs can be made. It should be considered that there is not currently any budgeted funds for this type of entertainment opportunity.

5. Adjournment of the City Council Meeting

Subject :	5.1 Adjourn meeting
Meeting :	Jul 8, 2025 - Regular City Council Meeting July 8, 2025
Type :	Procedural

Public Content

The Mayor will declare the meeting adjourned.