Regular City Council Meeting July 8, 2025 (Tuesday, July 8, 2025)
Generated by Jennifer R Sorrell on Monday, July 14, 2025

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

Meeting called to order at 6:05 PM

1. Preliminaries to the City Council Meeting
Procedural: 1.1 **Roll Call**

Procedural: 1.2 **Citizens' Comments and Questions**

Members of the public addressing the City Council included the following: James Cooper, Jr., Crystal Kellum, and Rodney Morris.

Procedural: 1.3 **Council Comments, General Announcements, and Proclamations**

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

Mayor Harvey declared June 30, 2025, as Illinois Small Business Development Center at Southern Illinois University 40th Anniversary Day in the City of Carbondale and urged citizens to join her in extending best wishes and continued success to the Illinois Small Business Development Center at Southern Illinois University Carbondale.

2. Public Hearings and Special Reports
Reports: 2.1 **Presentation of Highway Safety Improvement Program (HSIP) Grand Avenue Lane Reduction and Shared Use Path CIP ST2505**

Jeff Reis of TWM presented the Grand Avenue Road Diet Project. In particular, the presentation focused on the recommendation for a right-in, right-out only channelization on Washington Street, both the benefits of the proposal and identifying the adverse travel that may result for certain routes.

Council requested statistics about the change in traffic on 51 with the rerouted traffic, asked about the removal of the stop sign at the Washington and Grand Avenue, asked about the purpose of the presentation, remarked that the right-in, right-out was unnecessary, asked about the City's financial responsibility, inquired about which parts of the project have to remain in order for the grant funds to be retained, inquired about whether closing off traffic to the north on Washington had been considered, and ultimately, decided that more data was needed before a consensus could be arrived at.

Don Monty asked about lane striping modifications to the center turn lane in order to manage the misuse of said lane.

3. Consent Agenda of the City Council
Action (Consent): 3.1 **Minutes from the Regular City Council Meeting of June 10 and the Special City Council Meeting of July 1, 2025**
Resolution: Approve the minutes from the regular and special City Council meetings of June 10 and July 1, 2025

Action (Consent): 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**
Resolution: Accept the following report of payments made for the period ended: 06/06/2025, totaling $1,529,690.57 *(Exhibit A-07-08-2025)*

Action (Consent): 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**
Resolution: Accept the following report of payments made for the period ended: 06/20/2025 totaling $1,872,475.30 *(Exhibit B-07-08-2025)*

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

Action (Consent): 3.5 **Approve a Contract with Pepsi MidAmerica Co. to Provide Vending and Wholesale Services for City Properties**
Resolution: Approve a Contract with Pepsi MidAmerica Co. to provide vending and wholesale services for city properties

Action (Consent): 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**
Resolution: 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 *(Ordinance 2025-14; Exhibit C-07-08-2025)*

Action (Consent): 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**
Resolution: 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

Action (Consent): 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**

Resolution: 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 *(Resolution 2025-R-45; Exhibit D-07-08-2025)*

Action (Consent): 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**
Resolution: 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.

Action (Consent): 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**
Resolution: 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 *(Resolution 2025-R-46; Exhibit E-07-08-2025)*

Action (Consent): 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**
Resolution: 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 *(Ordinance 2025-15; Exhibit F-07-08-2025)*

Action (Consent): 3.12 **Resolutions Declaring Honorary Street Naming for Kenneth "Kent" Mason and Elbert Simon, Sr.**
Resolution: 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 *(Resolutions 2025-R-43 & -44; Exhibits G- & H-07-08-2025)*

Action (Consent): 3.13 **Approval of Consent Agenda Items**
Resolution: Approve all Consent Agenda items not pulled for separate consideration

Jermaine Pryor noted the support present for the adoption of agenda item 3.12 and remarked on the legacy of Kenneth "Kent" Mason.

Elbert Simon, II, thanked the City for honoring his father and asked about why the locations for street naming for African Americans were being located only on the east side of Carbondale.

Edward Blythe echoed concerns expressed by Mr. Simon relating to the naming of streets in Carbondale and noted the confusion that may result in the partial renaming of streets.

Gordon O'Neal asked for clarification about the renaming of the streets.

Pepper Holder spoke in favor of placing honorary and informational plaques around the community about individuals and events and encouraged canvassing the public.

Elva Prince suggested utilizing bricks for similar honors.

Dana Creighton inquired about a petition for officially renaming the streets.

Marilyn Tipton suggested a public hearing for those living on the streets in question about the renaming of the streets.

Sharonda Cawthon explained why plaques were not used under these specific circumstances, and how these honorary street naming resolutions came to be before the City Council.

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

Motion by Clare Killman, second by Dawn Roberts.
Final Resolution: Motion Carries
Yea: Dawn Roberts, Brian Stanfield, Nathan Colombo, Clare Killman, Adam Loos, Carolin Harvey
Nay: Nancy Maxwell

4. General Business of the City Council
Action: 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**

Councilmembers expressed their opposition to the proposed reduction in the maximum income limit threshold, noted their favor for ensuring the funding for these programs, and commented on the true as opposed to stated intent for the proposed MAI reduction.

Sandy Litecky requested clarification of what Councilmember Loos' objections were and how we would spend less on these programs with his suggested amendment.

MOTION: Approve An Ordinance Amending the City of Carbondale Curb Appeal Assistance Program and Down Payment Assistance Program such that applicants would not be allowed to participate in all three programs simultaneously, and instead, allowing applicants to utilize a maximum of two programs, allowing applicants to choose the Down Payment Assistance Program or the Curb Appeal Program, but not both, and that applicants should be eligible to utilize the Curb Appeal Program once every 5 years, while the Down Payment and Single-Family Conversion Program shall remain a one-time option.

Motion by Adam Loos, second by Dawn Roberts.
Final Resolution: Motion Carries
Yea: Dawn Roberts, Brian Stanfield, Nathan Colombo, Clare Killman, Adam Loos, Nancy Maxwell, Carolin Harvey *(Ordinance 2025-16; Exhibit I-07-08-2025)*

Action: 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**

MOTION: 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

Motion by Nathan Colombo, second by Adam Loos.
Final Resolution: Motion Carries
Yea: Dawn Roberts, Brian Stanfield, Nathan Colombo, Clare Killman, Adam Loos, Nancy Maxwell, Carolin Harvey *(Ordinance 2025-17; Exhibit J-07-08-2025)*

Action: 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**

Don Monty requested clarification of the property zoning following the zoning change enacted by the passage of agenda item 4.2.

MOTION: 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, with the amendment to the Zoning per the action in agenda item 4.2

Motion by Clare Killman, second by Nathan Colombo.
Final Resolution: Motion Carries
Yea: Dawn Roberts, Brian Stanfield, Nathan Colombo, Clare Killman, Adam Loos, Nancy Maxwell, Carolin Harvey *(Resolution 2025-R-47; Exhibit K-07-08-2025)*

Action: 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**

MOTION: 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

Motion by Nathan Colombo, second by Brian Stanfield.
Final Resolution: Motion Carries
Yea: Dawn Roberts, Brian Stanfield, Nathan Colombo, Clare Killman, Adam Loos, Nancy Maxwell, Carolin Harvey *(Resolution 2025-R-48; Exhibit L-07-08-2025)*

Action: 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**

Councilmembers raised their differing opinions relating to where new boundaries should be drawn and for what reasons; further, they commented on why the residency needed to change at this time.

Don Monty noted the balancing act of a larger and smaller residency requirement over the years.

Sandy Litecky indicated that the department heads should live in the city.

Dylan Chambers noted that as a resident of Metropolis, he drives to Carbondale daily, and expressed his support for the agenda item.

Christine Snyder detailed the challenges of the residency requirement for police officers.

MOTION: 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

Motion by Adam Loos, second by Clare Killman.
Final Resolution: Motion Carries
Yea: Dawn Roberts, Brian Stanfield, Nathan Colombo, Clare Killman, Adam Loos, Carolin Harvey
Nay: Nancy Maxwell *(Ordinance 2025-18; Exhibit M-07-08-2025)*

Discussion: 4.6 **Discussion Pertaining to Live Music Before City Council Meetings**

Councilmembers explained the goal of considering the addition of a brief musical performance before meetings, shared suggestions relating to the location of the performances, whether music should be amplified or acoustic, suggested pre-recording performances to be streamed at a later point, inquired as to whether there would be any costs involved, suggested the possibility of businesses sponsoring musical artists, and identified staff to participate in the acquisition, scheduling, and managing of the performances.

Elva Prince remarked on giving consideration to the impact on Civic Center parking.

Don Monty stated that the music should not interfere with public business; suggested acoustic rather than amplified music; and giving consideration to licensing issues with broadcasting music, as well as other practical issues.

5. Adjournment of the City Council Meeting
Procedural: 5.1 **Adjourn meeting**

There being no further business to come before the City Council, the meeting was adjourned at 8:46 p.m.

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Jennifer R. Sorrell, City Clerk	Date