

Tuesday, November 18, 2025
Regular City Council Meeting November 18, 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 : Nov 18, 2025 - Regular City Council Meeting
November 18, 2025
Type : Procedural

Public Content

1. Preliminaries to the City Council Meeting

Subject : 1.2 Citizens' Comments and Questions
Meeting : Nov 18, 2025 - Regular City Council Meeting
November 18, 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 : Nov 18, 2025 - Regular City Council Meeting
November 18, 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.

2. Public Hearings and Special Reports

Subject :	2.1 Strategic Marketing Plan RFP - Presentation of Top Three Proposals
Meeting :	Nov 18, 2025 - Regular City Council Meeting November 18, 2025
Type :	Reports
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 #4: Encourage progressive economic development, tourism, arts, and entertainment 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: Economic Development

Background:

The City of Carbondale issued a Request for Proposals (RFP) for the development of a *Destination & Brand Marketing Strategy for Carbondales Economic Growth*.

The intent of this project is to strengthen the City's identity, attract visitors and investment, and enhance community pride through a unified and data-driven marketing strategy.

A total of 68 proposals were received from firms across the country and beyond. Following a detailed review and scoring process conducted by City staff, the top three firms were identified based on their qualifications, methodology, creativity, and alignment with the RFP's objectives (see attached proposals).

The three firms with the highest combined scores are:

- **All Together / Kick Push** Combined Score: 180
- **Zo Agency** Combined Score: 168
- **Dovetail** Combined Score: 167

Representatives from each of these firms have been invited to present their proposals to City Council. Each firm will be allotted **10 minutes** for presentation, followed by an opportunity for Council members to ask questions.

Council's discussion of these presentations will occur later in the meeting under General Business.

File Attachments

[All Together Carbondale Strategic Marketing - All Together.pdf \(17,296 KB\)](#)

[Zo Agency City of Carbondale Illinois RFP.pdf \(16,031 KB\)](#)
[Dovetail-RFP-Carbondale-Economic-Growth-092625.pdf \(12,806 KB\)](#)

3. Consent Agenda of the City Council

Subject : 3.1 City Council Meeting Minutes from October 28, 2025

Meeting : Nov 18, 2025 - Regular City Council Meeting
November 18, 2025

Type : Action (Consent)

Recommended Action : Approve the minutes from City Council meeting of October 28, 2025

Public Content

Originating Department:

City Clerk's Office

File Attachments

[Regular City Council Meeting Minutes 28 October 2025.pdf \(145 KB\)](#)

3. Consent Agenda of the City Council

Subject : 3.2 Approval of Warrant for the Period Ending: 10/24 /2025 for the FY 2026 Warrant 1523 in the Total Amount of \$1,665,734.78

Meeting : Nov 18, 2025 - Regular City Council Meeting November 18, 2025

Type : Action (Consent)

Recommended Action : Accept the following report of payments made for the period ended: 10/24/2025 totaling \$1,665,734.78

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

Public Content

Originating Department: Finance

Background:

File Attachments

[Warrant 1523 2025-11-18.pdf \(353 KB\)](#)

3. Consent Agenda of the City Council

Subject : 3.3 Acceptance of Approved Meeting Minutes from

Boards, Commissions, and Committees

Meeting : Nov 18, 2025 - Regular City Council Meeting November 18, 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:

Board of Fire and Police Commissioners - August 21 and September 18, 2025

Carbondale Public Library Board - August 13 and September 10, 2025

Firefighter Pension Board - July 15, 2025

Foreign Fire Insurance Board - April 17, June 18, and August 7, 2025

File Attachments

[Board of Fire and Police Commissioners Meeting Minutes 2025-08-21.pdf \(126 KB\)](#)

[Board of Fire and Police Commissioners Meeting Minutes 2025-09-18.pdf \(216 KB\)](#)

[Carbondale Public Library Board Meeting Minutes 2025-08-13.pdf \(58 KB\)](#)

[Carbondale Public Library Board Meeting Minutes 2025-09-10.pdf \(55 KB\)](#)

[Firefighter Pension Board Meeting Minutes 2025-07-15.pdf \(397 KB\)](#)

[Foreign Fire Insurance Board Meeting Minutes 2025-04-17.pdf \(345 KB\)](#)

[Foreign Fire Insurance Board Meeting Minutes 2025-06-18.pdf \(265 KB\)](#)

[Foreign Fire Insurance Board Meeting Minutes 2025-08-07.pdf \(268 KB\)](#)

3. Consent Agenda of the City Council

Subject : 3.4 Resolution Authorizing the City Manager to Enter into a Tax Increment Financing Agreement with Casey Meyers for a Redevelopment Project at 314 West Elm Street

Meeting : Nov 18, 2025 - Regular City Council Meeting November 18, 2025

Type : Action (Consent)

Recommended Action : Approve Resolution Authorizing the City Manager to Enter into a Tax Increment Financing Agreement with Casey Meyers for a Redevelopment Project at 314 West Elm 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 Casey Meyers for reimbursement of a portion of the costs for property acquisition and redevelopment for the residential property at 314 West Elm Street. Casey Meyers and partner Jamie Meyers plan on making significant repairs and renovations to the property, including updating plumbing, repairing support beams/joists, and replacing and improving exterior doors.

Under the terms of the redevelopment agreement, the City will reimburse the developer for eligible costs that are estimated to total approximately \$35,000, which is the developers cost of property acquisition and 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 Casey Meyers, 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 Casey Meyers for a redevelopment project at 314 West Elm Street.

File Attachments

[Casey Meyers Residential TIF Redevelopment Agreement 2025-11-18.pdf \(206 KB\)](#)

[Resolution Approving TIF Redevelopment Agreement at 314 West Elm Street 2025-11-18.pdf \(90 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.5 Resolution Authorizing the City Manager to Enter into an Economic Development Tax Increment Financing Agreement with Mayer Properties LLC for a Redevelopment Project at 205 South Marion Street
Meeting :	Nov 18, 2025 - Regular City Council Meeting November 18, 2025
Type :	Action (Consent)
Recommended Action :	Approve the resolution authorizing the City Manager to enter into an economic development tax increment financing agreement with Mayer Properties LLC for a Redevelopment Project at 205 South Marion Street
Goals :	Goal #8: Use the downtown master plan as a guide to revitalize the City Center Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services

Public Content

Originating Department: Economic Development Coordinator

Background:

Attached for consideration by the City Council is a redevelopment agreement between the City and Mayer Properties, LLC, for the reimbursement of a portion of the costs to acquire and redevelop the property at 205 South Marion Street. Mayer Properties, LLC, is in the process of renovating the subject property, which is located within TIF #1, 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 \$100,000, which is the developers renovation cost 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 Mayer Properties, LLC, 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 Mayer Properties LLC for a redevelopment project at 205 South Marion Street.

File Attachments

[Mayer Properties LLC TIF Redevelopment Agreement 2025-11-28.pdf \(205 KB\)](#)

[Resolution Approving TIF Agreement Mayer Properties LLC at 205 S Marion 2025-11-18.pdf \(88 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.6 Resolution Dedicating Local Improvement Funds to Cover the City's Portion of Engineering and Construction Costs for CIP OS0002 - Reconstruction of Piles Fork Greenway From Grand Avenue to Lewis Lane
Meeting :	Nov 18, 2025 - Regular City Council Meeting November 18, 2025
Type :	Action (Consent)
Recommended Action :	Resolution Dedicating Local Improvement Funds to Cover the City's Portion of Engineering and Construction Costs for CIP OS0002 - Reconstruction of Piles Fork Greenway From Grand Avenue to Lewis Lane

Public Content

Originating Department: Public Works-Engineering

Background:

The City was awarded an Illinois Transportation Enhancement Program (ITEP) Grant in an amount not to exceed \$782,800 for the reconstruction of the Piles Fork Green Way from Grand Avenue to Lewis Lane. This project was included in the FY2026 CIP and is scheduled for a January 2026 letting with construction beginning in the summer of 2026. The City will be responsible for costs that exceed the grant funds. Currently, the Engineer's Estimate is \$1,423,886; the City's responsibility would be estimated at a total of \$681,086. Due to

the length of time getting through the environmental and cultural approval process, the project cost estimates have grown from the initial grant request. There is \$350,000 currently budgeted in FY2026 and FY2027 for this project; more funds will be added in the FY2027 CIP to cover these additional costs to account for shortfalls.

The project design is complete and approved for construction. It is estimated that construction, engineering, and construction costs will be \$1,423,886, with the City's portion being \$681,086. The Illinois Department of Transportation (IDOT), which administers the funds, requires a formal resolution appropriating the required funds along with an agreement between the City and IDOT. The Federal Highway agreement will be executed by the Mayor pending City Council approval.

File Attachments

[IDOT Joint Funding Agreement OS0002 Piles Fork Greenway.pdf \(720 KB\)](#)

[Title Sheet with project Map 2025-11-18.pdf \(794 KB\)](#)

[Resolution Authorizing the Use of Local Improvement Funds for Piles Fork Greenway Construction](#)

[CIPOS0002 - 2025-11-18.pdf \(111 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.7 Ordinance Authorizing a Budget Adjustment to the FY 2026 Water and Sewer Fund Budget in the Amount of \$96,685 for Various Water & Sewer Operating Costs
Meeting :	Nov 18, 2025 - Regular City Council Meeting November 18, 2025
Type :	Action (Consent)
Recommended Action :	Approve an Ordinance Authorizing a Budget Adjustment to the FY 2026 Water and Sewer Fund Budget in the Amount of \$96,685 for Various Water & Sewer Operating Costs
Goals :	Goal #5: Provide high-quality City infrastructure Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services

Public Content

Originating Department: Public Works - Utilities

Background:

Additional funds are needed due to increased costs in two Water & Sewer divisions for general maintenance, repairs, operating supplies, and equipment purchases totaling \$96,685.

Most of the requested adjustment is tied to specific, documented needs, including:

- A guillotine saw for Water Distribution to improve safety and control when cutting iron watermain pipe.
- Replacement of four airrelease valves on Sewer Collection forcemains serving lift stations to prevent backups.
- Emergency repairs to the primary interceptor sanitary sewer at the Northwest Wastewater Treatment Plant (NWWWTP).
- Additional emergency repairs to sanitary sewer mains.

Material cost volatility and the inherently unpredictable number and severity of repairs have produced midyear shortfalls. Excessive spring rains led to multiple sewermain failures; three sinkholes were discovered over the interceptor, indicating pipe and manhole failures. The cost of those deep, contractorperformed repairs alone exceeded Sewer Collections annual repair budget, with City crews also completing numerous repairs on smaller, shallower mains.

In addition, staff have addressed an increased number of failures caused by fiberoptic conduit bored through sewer mains and laterals. While those repair costs are billed to the fiberoptic utility and reimbursed to the Water & Sewer Fund, the reimbursements do not increase the Sewer Collection divisions expenditure authority; the divisions budgeted line items are still overrun by the emergency work. Additional spending authority is therefore needed for both contractor and staffperformed repairs.

Consistent with CRC 1613(E)(3), staff utilized emergency procurement procedures for repairs necessary to protect public health and safety, prevent further damage to City infrastructure, and minimize disruption of essential services. Supporting documentation for these purchases and repairs is attached. This agenda item provides the required notification and justification to the City Council.

Recommended action is to move to approve a budget adjustment of \$96,685 within the Water & Sewer Fund to provide additional expenditure authority to the Water Distribution and Sewer Collection divisions for the purposes and under the circumstances described above, consistent with CRC 1613(E)(3).

File Attachments

[Air Release Valves 2025-11-18.pdf \(675 KB\)](#)

[Safety Saw 2025-11-18.pdf \(44 KB\)](#)

[Emergency Sewer Main Repairs 2025-11-18.pdf \(2,400 KB\)](#)

[Exhibit A Budget Adjustment for Various W&S Divisions 2025-11-18.pdf \(145 KB\)](#)

[Ordinance Authorizing a Budget Adjustment for the Waterworks and Sewerage Fund for FY2025 2025-11-18.pdf \(124 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.8 Resolution Dedicating \$202,000 from the Local Improvement Fund to Cover the City's Portion of Construction Costs for CIP ST1502- Pleasant Hill Road from McLafferty to Union Hill Road
Meeting :	Nov 18, 2025 - Regular City Council Meeting November 18, 2025
Type :	Action (Consent)
Recommended Action :	Resolution Dedicating \$202,000 from the Local Improvement Fund to Cover the City's Portion of Construction Costs for CIP ST1502 - Pleasant Hill Road from McLafferty to Union Hill Road

Public Content

Originating Department: Public Works-Engineering

Background:

In October of 2021, the City was awarded Surface Transportation funds (STU) from the Illinois Department of Transportation (IDOT) in the amount of \$1,010,000, with the City's twenty percent (20%) portion being \$202,000. This project will reconstruct the 20' wide section of Pleasant Hill Road from McLafferty to Union Hill Road to 2-11' lanes with 6' shoulders. This project was included in the FY2026 CIP for construction and is scheduled for the January IDOT Letting.

It is estimated that construction, engineering, and construction costs will be \$1,010,000, with the City's 20% match being \$202,000. The Illinois Department of Transportation (IDOT), which administers the funds, requires a formal resolution appropriating the required funds, along with an agreement between the City and IDOT. The Federal Highway agreement will be executed by the Mayor, following City Council approval.

File Attachments

3. Consent Agenda of the City Council

Subject :	3.9 Acceptance of Temporary and Permanent Construction Easements and Approval of a \$2,425 Payment for Said Easements on Parcel 15-32-100-001, a \$300 Payment for Said Temporary Easement on Parcel 15-31-200-002, and a \$1,030 Payment for Said Temporary and Permanent Easement on Parcels 15-29-300-001 and 15-29-300-002 from Southern Illinois University for the Pleasant Hill Road Project From McLafferty Road to Union Hill Road (ST1502)
Meeting :	Nov 18, 2025 - Regular City Council Meeting November 18, 2025
Type :	Action (Consent)
Recommended Action :	Acceptance of permanent and temporary Construction Easements and Approval of a \$2425 Payment for Said Easements on parcel 15-32-100-001, \$300 payment for said temporary easement on Parcel 15-31-200-002 and a \$1030 payment for said permanent and temporary easement on parcel 15-29-300-001/15-29-300-002 from Southern Illinois University for the Pleasant Hill Road Project From McLafferty Road to Union Hill Road (ST1502)

Public Content

Originating Department: Public Works-Engineering

Background:

In October of 2021, the City was awarded Surface Transportation funds (STU) from the Illinois Department of Transportation (IDOT) in the amount of \$808,000 for construction funds and \$30,000 in land acquisition funds for improvements to Pleasant Hill Road from McLafferty Road to Union Hill Road. These funds will be matched with an additional 20% from the City. This project is being designed by TWM of Swansea, Illinois. Right-of-way plans were completed in the late Fall of 2024. The proposed improvements required the City to secure the following from Southern Illinois University:

Easements

Parcel 15-32-100-001 - Cost of \$2,425
0.025 Acres - Permanent Easement
0.13 Acres - Permanent Drainage Easement
0.046 Acres - Permanent Drainage Easement

Temporary Easements

0.057 Acres, 0.064 Acres, 0.147 acres, 0.047 acres, 0.108 acres, and 0.065 Acres
Parcel 15-31-200-002 - Cost of \$300
0.017 acres - Temporary Construction Easement
Parcels 15-29-300-001 and 15-29-300-002 - Cost of \$1,030
0.022 acres - Permanent Drainage Easement
0.035 acres - Permanent Drainage Easement
0.013 acres - Temporary Construction Easement

Due to the involvement of federal funds in this project, it was necessary to have the needed property valued and to hire a property negotiator to work with the property owners to secure the needed right-of-way and easements for the improvements. The easements were valued and an offer to purchase was extended to Southern Illinois University. The offer was accepted and signed; the easement will be recorded once it is approved by the Council.

In the interest of transparency, the City Council is asked to accept this temporary construction easement so that it can be reflected in the City Council Meeting Minutes. The easements are attached hereto for reference.

File Attachments

[right of way acquisition- Parcel 15-32-100-001 SIU 2025-11-18.pdf \(22,013 KB\)](#)

[right of way acquisition-Parcel 15-31-200-002 SIU 2025-11-18.pdf \(10,580 KB\)](#)

[Right of Way Aquisition Parcel 15-29-300-01, 55-29-300-002 2025-11-18.pdf \(14,344 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.10 Ordinance Accepting a Grant from the Illinois Department of Commerce and Economic Opportunity (DCEO) in the amount of \$500,000 for Community Development, Violence Prevention, and Administrative Costs, Approving a Budget Adjustment to Increase the Violence Prevention Programs and Police Department FY2026 Budgets
Meeting :	Nov 18, 2025 - Regular City Council Meeting November 18, 2025
Type :	Action (Consent)
Recommended Action :	Accept a Grant from the Illinois Department of Commerce and Economic Opportunity (DCEO) in the amount of \$500,000 for Community Development, Violence Prevention, and Administrative Costs, Approving a Budget Adjustment to Increase the Violence Prevention Programs and Police Department FY2026 Budgets.
Goals :	<p>Goal #1: Provide a high quality-of-life and foster a sense of community for all residents</p> <p>Goal #2: Establish programs, processes, and networks to address diversity, inclusion, equity, and justice</p> <p>Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services</p>

Public Content

Originating Department: Violence Prevention Programs

Background:

On October 21, 2024, the City of Carbondale was notified of its eligibility to apply for \$500,000 in funding through the DCEO Grant Opportunity NO. DG250163. The General Revenue Fund (GRF) grant is designated for community development, violence prevention, and administrative costs.

On March 11, 2025, the City Council approved a resolution authorizing the submission of a DCEO grant application for community development, violence prevention, and administrative costs supporting Violence Prevention Programs, the Mental Health Advocates, the Victim Advocate, and the Animal Control Officer.

In March 2025, the Director of Violence Prevention Programs submitted the City's application to the DCEO for Grant Opportunity No. DG250163.

On September 22, 2025, the City received a Notice of State Award from DCEO of \$500,000 for community development, violence prevention, and administrative costs.

On November 5, 2025, the City received the Notice of State Grant Agreement and all related documents from DCEO.

Accept the \$500,000 DCEO Grant Opportunity No. DG250163 award; authorize the City Manager (or designee) to execute the State Grant Agreement and any required certifications; and recognize grant revenue and establish matching expenditure appropriations in the appropriate City fund(s) for the approved program uses (community development, violence prevention, and administrative costs), subject to DCEO grant terms and conditions.

File Attachments

[Ordinance Accepting DCEO Grant of \\$500,000 and a BA to Increase FY26 Funds 2025-11-18.pdf \(126 KB\)](#)

[Exhibit A - DCEO Grant Budget Adjustment 11-18-2025.pdf \(182 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.11 Approval of Consent Agenda Items
Meeting :	Nov 18, 2025 - Regular City Council Meeting November 18, 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 Review of 2025 Proposed Tax Levy, Truth in Taxation Act Determination and Public Library Board's Tax Levy Requirements
Meeting :	Nov 18, 2025 - Regular City Council Meeting November 18, 2025
Type :	Action
Recommended Action :	Direct staff to submit a Tax Levy Ordinance for the December 9 City Council meeting containing the recommended Tax Levy and Tax Levy Abatements that will result in a net 2025 Tax Levy in the amount of \$2,324,436 for General Government and Library purposes
Goals :	Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services

Public Content

Originating Department: Finance

Background:

The total Municipal Property Tax Levy includes two major purposes: the City Government and the Public Library. Historically, the City Government relied on property taxes for pension contributions. Property tax is the Public Library's major source of revenue.

In each of the last fourteen years, the City abated the debt service, street lighting, and public benefit for sidewalk portions of the levy, but levied an actual amount for City Government Purposes, which was applied toward the public safety pension obligations. It is recommended that this practice be repeated this year. Police Pension required contributions will increase by \$241,390 to a total of \$1,361,078. Fire Pension required contributions will increase by \$96,312 to a total of \$810,086. This increase was a result of normal cost increases in the amortization of the pension liability. These are mandated expenses, over which the City has limited control. Without the revenue from the property tax levy, spending reductions would be required to balance the General Fund budget.

The attached "Comparative Tax Levy Analysis/Truth in Taxation Act Determination" is presented in compliance with Illinois law and shows that the proposed tax levy for Total City Government Purposes is \$1,035,365 for 2025, an increase of 0.000% over the amount levied in 2024. In 2025, \$300,290 will be used for the Fire Pension Fund and \$735,075 will be used for the Police Pension Fund. The remaining funds required for the function of the government including \$540,300, \$3,085,570 for principal and interest for the 2020 Series GO Bonds series A, as well as the 2022 Series GO Bonds, respectively, will come from revenues generated via the Home Rule authority, resulting in a \$1,035,365 tax levy for Total City Government Purposes. The City's real estate tax levy will remain flat for the 2025 tax year.

The City received a letter from the Carbondale Public Library Board dated October 17, 2025, requesting that the City levy a total of \$1,289,071 for the Library's Fiscal Year 2026 operations. The levy represents a \$52,552 increase over the prior year's levy of \$1,236,519 or 4.25%. The City Council, by law, is required to adopt the Library levy. The combined total for the City's share and the Public Library's share of the proposed tax levy is \$2,324,436, a 2.315% increase.

Due to the City's use of Home Rule authority and the associated revenues generated by Home Rule, the General Fund will continue to subsidize a portion of the Fire Pension Fund and the Police Pension Fund. Debt Service Fund for the series 2020A General Obligation Bond standing levy will be abated and subsidized by the General Fund in the total amount of \$540,300. Debt Service Fund for the Series 2022 General Obligation Bonds standing levy will be abated and subsidized by the General Fund and Package Liquor and Food and Beverage fund in the total amount of \$3,085,570. The total levy amount required of \$6,000,164, less the corporate replacement tax provision, less the General Fund, Package Liquor and Food and Beverage tax fund, Motor Fuel Tax fund, and Water & Sewer fund subsidies, equates to a net levy amount of \$1,035,365.

Illinois law requires taxing bodies to abide by the Truth in Taxation Act, which obligates the public taxing body to publish notices and conduct a public hearing when the tax levy being considered exceeds 105% of the extended tax, including any amounts abated by the taxing district prior to such extension of the previous year. With the overall increase of 2.315%, a public hearing is not required.

File Attachments

[2025 Comparative Tax Levy Analysis - Truth in Taxation 2025-11-18.pdf \(119 KB\)](#)

[FY27 Carbondale Public Library Levy Letter to Mayor 2025-11-18.pdf \(218 KB\)](#)

4. General Business of the City Council

Subject :	4.2 An Ordinance Amending North Almond Street Parking Allowance
Meeting :	Nov 18, 2025 - Regular City Council Meeting November 18, 2025
Type :	Action
Recommended Action :	Approve an Ordinance Removing the No Parking On Portions Of North Almond, North of West Main Street in the City Of Carbondale
Goals :	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: Community Development

Background: City staff has received a request from Larry Reinhardt, owner of the mixed-use commercial/residential property at 600 W. Main Street, to remove some of the "no parking" restrictions on North Almond Street. Mr. Reinhardt stated that since the City implemented "no parking" on the north three-quarters of North Almond in May of 2022, it has made it more difficult to park at his property. The recent loss of a very long-term tenant in the commercial part of the building concerns him even more, because the parking situation is not optimal for tenants and visitors. The private property parking lot serving the commercial part of the building is at the north end of the property. Mr. Reinhardt feels this is too far of a walk for possible customers of his prospective tenants. Mr. Reinhardt feels the allowance of a few on-street parking spaces would increase the rental possibilities for his building.

Staff could not locate all of the history of the "no parking" on North Almond; however, the south "no parking" section has been in place for many years. In May 2022, Southern Illinois Healthcare expanded its Energy Center in the neighborhood and requested that the remainder of the street be classified and signed as "no parking" so that oxygen trucks could exit the driveway on North Almond without parked cars interfering in their route. Mr. Reinhardt says he was not consulted when these changes were made, and feels it was not necessary to totally eliminate all parking there. Staff is proposing to allow parking as shown in Exhibit A. Parking would be allowed from the entrance of the parking lot South for 120'. Parking would not be allowed, and a "No Parking to Corner" Sign placed approximately 40' from the sidewalk at the intersection to the South. This 40' would allow southbound drivers to maneuver back to the right side of the road on Almond as they approach the stop sign, thus not interfering with drivers turning from Main Street northbound onto Almond Street.

File Attachments

[No Parking Almond St 2022-05-10.pdf \(1,975 KB\)](#)

[Exhibit A North Almond parking revision.pdf \(1,737 KB\)](#)

[Ordinance Removing a Portion of West Side of North Almond Street as a No Parking Zone 2025-11-18.pdf \(114 KB\)](#)

4. General Business of the City Council

Subject :	4.3 Ordinance Approving a Text Amendment to Title 15 of the Carbondale Revised Code Permitting Emergency Services Training Facilities in the AG, General Agriculture, District
Meeting :	Nov 18, 2025 - Regular City Council Meeting November 18, 2025
Type :	Action
Recommended Action :	Adopt an Ordinance approving a text amendment to Title 15 of the Carbondale Revised Code permitting emergency services training facilities in the AG, General Agriculture, district
Goals :	Goal #7: Build on, expand, and develop new relationships with SIU and other regional entities

Public Content

Originating Department: Community Development

Background:

On September 23, 2025, City Council adopted Resolution 2025-R-58, authorizing a text amendment to create a new land use category for emergency services training facilities in the AG, General Agriculture, District. MTU-15 (Mobile Training Unit), a subsidiary state organization, is interested in developing an emergency services training facility in Carbondale, in the vicinity of the Southeast Wastewater Treatment Plant. The property under consideration is zoned AG; however, this use is not currently permitted in an AG district under Title 15 of the Carbondale Revised Code. The proposed text amendment would permit an emergency services training facility in an AG district, and establish regulations for its use.

A public hearing for the proposed text amendment was held on October 29, 2025. The Planning Commission, by a 6-yes, 2-no vote, recommended approval of the text amendment to Title 15 of the Carbondale Revised Code.

Attached for City Council review are the following:

1. Staff Report for PC 26-02
2. Exhibit A - Map of the AG Zoning District and AG-zoned Parcels Greater Than 20 Acres
3. Exhibit B - Proposed Text Amendments to Title 15
4. Ordinance to Approvethe Text Amendment to Title 15
5. Unapproved Planning Commission Minutes - 10.29.25

File Attachments

[Staff Report PC 26-02.pdf \(5,716 KB\)](#)

[Unapproved Planning Commission Minutes 10.29.25.pdf \(177 KB\)](#)

[Exhibit A - Proposed Text Amendments for ES Training Facilities 2025-11-18.pdf \(310 KB\)](#)

[Exhibit B - AG Zoning District and AG-zoned Parcels Greater Than 20 Acres 2025-11-18.pdf \(2,898 KB\)](#)

[Ordinance Approving a Text Amendment to Title 15 Permitting ES Training Facilities in the AG District, 2025-11-19.pdf \(139 KB\)](#)

4. General Business of the City Council

Subject :	4.4 Discussion of Strategic Marketing Plan Proposals
Meeting :	Nov 18, 2025 - Regular City Council Meeting November 18, 2025
Type :	Discussion
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 #4: Encourage progressive economic development, tourism, arts, and entertainment 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: Economic Development

Background:

Earlier in this evening's agenda, the City Council heard presentations from the three highest-scoring firms responding to the City's *Destination & Brand Marketing Strategy for Carbondales Economic Growth RFP*.

This agenda item provides an opportunity for Council to discuss the presentations, ask additional questions, and identify areas of interest or preference regarding the proposals.

The selection of a firm will enable the City to proceed with the development of a Strategic Marketing Plan funded primarily through the **Energy Transition Community Grant (ETCG)**, which provides \$98,953 of the \$120,000 project budget.

All grant funds must be expended by June 30, 2026, and the selected firm will be expected to complete the plan and initiate its rollout within that timeframe.

Attached (*Strategic Marketing Plan Final PacketC.pdf*) is the packet for evaluation that includes:

- Executive Summary and RFP Overview
- Staff Evaluation Summaries Top Three Proposals
- Proposal Summary Table
- All Together / Kick Push Combined Score: 180
 - All Together/Kick Push Full Staff Evaluations
- Zo Agency Combined Score: 168
 - Zo Agency Full Staff Evaluations
- Dovetail Combined Score: 167
 - Dovetail Full Staff Evaluations
- RFP - Destination & Brand Marketing Strategy for Carbondales Economic Growth
- Final Evaluation Form

A final decision on the selection of a firm is anticipated during the December 9, 2025, City Council meeting.

File Attachments

[Strategic Marketing Plan Final PacketC.pdf \(27,996 KB\)](#)

5. Adjournment of the City Council Meeting

Subject :	5.1 Adjourn meeting
Meeting :	Nov 18, 2025 - Regular City Council Meeting November 18, 2025
Type :	Procedural

Public Content

The Mayor will declare the meeting adjourned.