

Tuesday, October 28, 2025  
Regular City Council Meeting October 28, 2025

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

## 1. Preliminaries to the City Council Meeting

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|-----------|-----------------------------------------------------------------|
| Subject : | 1.1 Roll Call                                                   |
| Meeting : | Oct 28, 2025 - Regular City Council Meeting<br>October 28, 2025 |
| Type :    | Procedural                                                      |

## Public Content

## 1. Preliminaries to the City Council Meeting

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| Subject : | 1.2 Citizens' Comments and Questions                            |
| Meeting : | Oct 28, 2025 - Regular City Council Meeting<br>October 28, 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

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|-----------|----------------------------------------------------------------|
| Subject : | 1.3 Council Comments, General Announcements, and Proclamations |
| Meeting : | Oct 28, 2025 - Regular City Council Meeting October 28, 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.

### 3. Consent Agenda of the City Council

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Subject : 3.1 City Council Meeting Minutes from October 14, 2025

Meeting : Oct 28, 2025 - Regular City Council Meeting  
October 28, 2025

Type : Action (Consent)

Recommended Action : Approve the minutes from the regular City Council meeting of October 14, 2025

## Public Content

Originating Department:

City Clerk's Office

### File Attachments

[City Council Meeting Minutes 14 October 2025.pdf \(158 KB\)](#)

### 3. Consent Agenda of the City Council

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Subject : 3.2 Approval of Warrant for the Period Ending: 10/10 /2025 for the FY 2026 Warrant 1522 in the Total Amount of \$2,670,669.48

Meeting : Oct 28, 2025 - Regular City Council Meeting October 28, 2025

Type : Action (Consent)

Recommended Action : Accept the following report of payments made for the period ended: 10/10/2025 totaling \$2,670,669.48

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

## Public Content

Originating Department: Finance

Background:

### File Attachments

[Warrant 1522 2025-10-28.pdf \(378 KB\)](#)

### 3. Consent Agenda of the City Council

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Subject : 3.3 Approval of Wells Fargo Warrant for the Period Ending 09/30/2025 FY 2026 Warrant # WF 09/2025 in the amount of \$172,361.26

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| Meeting :            | Oct 28, 2025 - Regular City Council Meeting October 28, 2025                                                           |
| Type :               | Action (Consent)                                                                                                       |
| Recommended Action : | Accept the following report of payments made for the period ended: 09/30/2025 totaling \$172,361.26                    |
| Goals :              | <a href="#">Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services</a> |

## Public Content

Originating Department: Finance

Background:

### File Attachments

[Wells Fargo 09-2025 2025-10-28.pdf \(201 KB\)](#)

## 3. Consent Agenda of the City Council

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|----------------------|-------------------------------------------------------------------------------------------------------------------------|
| Subject :            | 3.4 Appointments and Reappointment to Boards and Commissions                                                            |
| Meeting :            | Oct 28, 2025 - Regular City Council Meeting October 28, 2025                                                            |
| Type :               | Action (Consent)                                                                                                        |
| Recommended Action : | Council is requested to concur with Mayor Harvey's recommended appointments and reappointment to Boards and Commissions |

## Public Content

Originating Department: Mayor's Office

Background: Mayor Harvey recommends the following appointments and reappointment to Boards and Commissions:

Library Board of Trustees: Appointment of Hend Jadalla to fulfill an unexpired term ending June 2026.

Planning Commission - Zoning Board of Appeals: Appointment of Dawn Roberts to serve as an ex officio, non-voting member for a term ending April 30, 2027.

Preservation Commission: Reappointment of Tom Grant to a term ending October 31, 2028.

## 3. Consent Agenda of the City Council

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| Subject : | 3.5 Resolution Authorizing the City Manager to Execute an Engineering Agreement with Thouvenot, Wade & Moerchen, Inc. (TWM) of Swansea, IL in the Amount of \$58,251 for the |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Design of the Phase II Northwest Bike Trail from New Era Road to East of Airport Road (CIP OS1901)

Meeting : Oct 28, 2025 - Regular City Council Meeting October 28, 2025

Type : Action (Consent)

Recommended Action : Resolution Authorizing the City Manager to Execute an Engineering Agreement with Thouvenot, Wade & Moerchen, Inc. (TWM) of Swansea, IL in the Amount of \$58,251 for the Design of the Phase II Northwest bike Trail from New Era Road to East of Airport Road (CIP OS1901)

## Public Content

Originating Department: Public Works- Engineering

Background:

The City was recently awarded an Illinois Transportation Enhancement Program (ITEP) Grant in the amount of \$1.213 million for the Northwest Trail Phase II from New Era Road to east of Airport Road. When completed, the Northwest Trail Phase II will connect Oakland Avenue with the existing bike trail to Airport Road with a paved surface. This project will be included in the FY2027 CIP for design, and pending timely receipt of IDOT approvals, it will be paved in the summer of 2027.

Thouvenot, Wade & Moerchen, Inc. (TWM) is currently in an on-call contract with the City for work requiring Qualification-Based Selection and has expertise with these types of projects. They are currently designing or have completed designs on several other City projects. The attached proposal from TWM details the deliverables and fees for this work in the amount of \$58,251. The FY2027 CIP Budget will include funds that will cover the anticipated expenses; this money will be reimbursed 100 percent by the ITEP grant. It is recommended to approve a Resolution allowing the City Manager to execute a contract with TWM in an amount not to exceed \$58,251.

### File Attachments

[City of Carbondale Master Services Agreement with TWM Executed 2025-3-11.pdf \(1.052 KB\)](#)  
[Northwest Trail\(OS1901\) Eng Agreement 2025-10-28.pdf \(573 KB\)](#)  
[ITEP cycle 16 Carbondale Award Letter 2025-10-28.pdf \(189 KB\)](#)  
[Resolution for Professional Services - TWM 2025-10-28.pdf \(206 KB\)](#)  
[Proposed Bike Path Approximate 205-10-27.pdf \(1,915 KB\)](#)

## 3. Consent Agenda of the City Council

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Subject : 3.6 Ordinance Approving a Budget Adjustment to Increase the CIP Local Improvement Fund Budget, Adding CIP PB2602 "Furnish and Install New RTU at Police Department" and Award of Purchase and Installation of a New Rooftop AC Unit (RTU) at the Police Department to Southern Illinois Piping Contractors of Carbondale in the Amount of \$124,550.00

Meeting : Oct 28, 2025 - Regular City Council Meeting October 28, 2025

Type : Action (Consent)

Recommended Action : Award the purchase and installation of a new rooftop AC Unit (RTU) at the Police Department to Southern Illinois Piping Contractors of Carbondale in the Amount of \$124,550; and, Adopt an Ordinance Approving a Budget Adjustment to

increase the CIP Local Improvement Budget and adding CIP PB2602 "furnish and install new RTU at Police Department" in the Amount of \$124,550

## Public Content

Originating Department: Public Works- Engineering

Background:

At the end of September, the south rooftop HVAC unit (RTU) at the Police Department failed due to a coolant leak. An initial repair was attempted, and the unit was recharged; however, the coil failed again six days later. Subsequent inspection determined that the coil would need to be replaced.

The cost to replace only the coil was quoted at \$58,000. Given the age of the unit and the condition of other components, staff evaluated the long-term value of repairing versus replacing the system. After discussion, it was determined that full replacement of the RTU would be the most cost-effective and reliable long-term solution.

Building Maintenance staff obtained quotes from two local HVAC contractors for a direct replacement of the south RTU at the Police Department. Both quotes are attached for review. The lowest responsible proposal was submitted by Southern Illinois Piping Contractors of Carbondale, Illinois, for \$124,550.

Per Carbondale Revised Code Section 1-6-13-E-3, an exception to the formal bidding process is permitted "in emergencies involving . . . repairs to City property in order to protect against further loss or damage to City property or to prevent or minimize serious disruption in City services." In accordance with this provision, the Police Department's HVAC failure qualifies as an emergency repair necessary to maintain safe and continuous operation of the facility.

The recommended action is to adopt an ordinance approving a budget adjustment to increase the CIP Local Improvement Budget and add CIP Project PB2602 - Furnish and Install New RTU at Police Department in the amount of \$124,550 and award the purchase and installation of a new rooftop air conditioning unit (RTU) at the Police Department to Southern Illinois Piping Contractors of Carbondale, Illinois, in the amount of \$124,550.

### File Attachments

[So Ill Piping Contractors Police RTU Quote 2025-10-28.pdf \(42 KB\)](#)

[Trane Police RTU Quote 2025-10-28.pdf \(41 KB\)](#)

[Exhibit A - Budget Adjustment CIP Police RTU 2025-10-28.pdf \(272 KB\)](#)

[Ordinance Authorizing a Budget Adjustment for CIP RTU Police Station, 2025-10-28.pdf \(139 KB\)](#)

## 3. Consent Agenda of the City Council

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|----------------------|------------------------------------------------------------------------|
| Subject :            | 3.7 Approval of Consent Agenda Items                                   |
| Meeting :            | Oct 28, 2025 - Regular City Council Meeting<br>October 28, 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

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| Subject :            | 4.1 An Ordinance Adopting a New Comprehensive Plan for the City of Carbondale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Meeting :            | Oct 28, 2025 - Regular City Council Meeting October 28, 2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Type :               | Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Recommended Action : | Approve An Ordinance Adopting a New Comprehensive Plan for the City of Carbondale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 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> <p>Goal #4: Encourage progressive economic development, tourism, arts, and entertainment</p> <p>Goal #5: Provide high-quality City infrastructure</p> <p>Goal #6: Enhance residential development/rehabilitation</p> <p>Goal #7: Build on, expand, and develop new relationships with SIU and other regional entities</p> <p>Goal #8: Use the downtown master plan as a guide to revitalize the City Center</p> |

# Public Content

Originating Department: Community Development

Background:

PLAN Carbondale was recommended to be adopted as Carbondales Comprehensive Plan by the Planning Commission at their August 13, 2025, meeting. The Plan was then presented to the City Council on August 26, 2025. The attached edits and additions have been made to the Plan in response to some comments and requests for more information from Council. Information that has been added includes:

- The City's recent interest in the Dark Skies initiative
- More detail on park land acreage
- An appendix referencing other City plans and data sources that informed the Plan document

All changes have been deemed by Staff to be in keeping with the overarching goals and intent of the Plan, so as not to require another public hearing and review by the Planning Commission.

The most up-to-date draft of the Plan can be found at <https://plancarbondale.com>.

## File Attachments

[Ordinance Adopting 2025 Comprehensive Plan. 2025-10-28.pdf \(128 KB\)](#)

## 4. General Business of the City Council

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|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Subject :            | 4.2 Ordinance Establishing a Portion of the East Side of North Robert A. Stalls Avenue, from East Sycamore Street to East Larch Street, as a "No Parking" Zone                                                                                            |
| Meeting :            | Oct 28, 2025 - Regular City Council Meeting October 28, 2025                                                                                                                                                                                              |
| Type :               | Action                                                                                                                                                                                                                                                    |
| Recommended Action : | Approve an Ordinance establishing a portion of the East Side of North Robert A. Stalls Avenue, from East Sycamore Street to East Larch Street, as a "No Parking" Zone.                                                                                    |
| Goals :              | <a href="#">Goal #5: Provide high-quality City infrastructure</a><br><a href="#">Goal #6: Enhance residential development/rehabilitation</a><br><a href="#">Goal #1: Provide a high quality-of-life and foster a sense of community for all residents</a> |

## Public Content

Originating Department: Community Development

Background: The Community Development Staff is proposing that the block of Robert A. Stalls Avenue between East Sycamore Street and East Larch Street be designated as a "No Parking" zone. Staff has received several complaints concerning traffic being restricted on this block to one lane due to people parking on both sides of North Robert A. Stalls. The width of the pavement in this area is approximately thirty (30) feet. By the time a car parks on the East and West sides of the street in this block, the usable width of the road is reduced to less than 15 feet. Drivers do not feel safe using the road for two-way traffic when such parking is present. The inability for two cars to pass has led to traffic congestion at times, and complaints from motorists to City staff. Other parts of Robert A. Stalls have signage designating "No Parking" or have no issues due to residences having sufficient off-street parking. This section of road is well-traveled, with New Zion Church located in the adjacent block to the South, and the Eurma Hayes Community Center in the next block South. Numerous residences are in this neighborhood as well, including several Jackson County Housing Authority residences. East Sycamore is not a through street, which adds to the congestion in this particular block. Staff has tried to rectify the situation by speaking with residents about their parking habits, their inoperable vehicles, and commercial vehicles being parked there. This attempt has not always been successful. Therefore, staff requests the designation of a no-parking zone in order to facilitate safe two-way traffic.

The City Code also addresses this issue in section 17-8-3 in relation to pavement width and parking:

3. If the current Average Daily Traffic Count (ADT), at the time of the completion of the improvement on a local street, consists of one thousand vehicles (1,000) vehicles per day or less, and parallel parking is allowed on both sides of the street, the minimum width for such street must be thirty four feet (34'), which width shall be determined as set forth in subsection A1 of this section.

While that particular code section addresses rebuilt or repaired streets, staff feels it is a good measure of the proper street width for streets with parallel parking. Feedback from members of the neighborhood and the New Zion Church pastors indicates support for this modification to the on-street parking.

## File Attachments

[Map - Robert A Stalls Proposed No Parking.pdf \(423 KB\)](#)

[No Parking Ordinance for North Robert A Stalls Avenue in the Northeast Neighborhood- 2025-10-28.pdf \(93 KB\)](#)

## 5. Executive Session

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|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Subject :            | 5.1 Executive Session to Discuss the Setting of a Price for the Sale or Lease of Property Owned by the Public Body                                                                              |
| Meeting :            | Oct 28, 2025 - Regular City Council Meeting October 28, 2025                                                                                                                                    |
| Type :               | Action                                                                                                                                                                                          |
| Recommended Action : | Enter into Executive Session to discuss the setting of a price for the sale or lease of property owned by the public body in accordance with the Illinois Open Meetings Act, 5 ILCS 120/2(c)(6) |

## Public Content

Originating Department:City Clerk's Office

Background:

Discussion by the public body in Executive Session of the below-listed exceptions is permitted by the Illinois Open Meetings Act. In the event that any action is to be taken as a result of the discussions held in the Executive Session, final action will be taken only upon return to open session and will be preceded by a public recital of the nature of the matter being considered and other information that will inform the public of the business being conducted.

5 ILCS 120/2(c)

(6) The setting of a price for sale or lease of property owned by the public body.

## 5. Executive Session

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|----------------------|--------------------------------------------------------------|
| Subject :            | 5.2 Return to Open Session                                   |
| Meeting :            | Oct 28, 2025 - Regular City Council Meeting October 28, 2025 |
| Type :               | Action                                                       |
| Recommended Action : | Return to Open Session                                       |

## Public Content

Originating Department:

Background:

## 6. Adjournment of the City Council Meeting

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|-----------|-----------------------------------------------------------------|
| Subject : | 6.1 Adjourn meeting                                             |
| Meeting : | Oct 28, 2025 - Regular City Council Meeting<br>October 28, 2025 |
| Type :    | Procedural                                                      |

## Public Content

The Mayor will declare the meeting adjourned.