

Tuesday, February 27, 2024

Local Liquor Control Commission and Regular City Council Meeting February 27, 2024
City Council Chambers, Room 108
200 South Illinois Avenue
Carbondale, Illinois 62901
6:00 p.m.

1. Preliminaries to the Local Liquor Control Commission Meeting

Subject : 1.1 Roll Call
Meeting : Feb 27, 2024 - Local Liquor Control Commission and Regular City Council Meeting February 27, 2024
Type : Procedural

Public Content

2. Citizens' Comments for the Local Liquor Control Commission

Subject : 2.1 Citizen Comments for the Liquor Commission
Meeting : Feb 27, 2024 - Local Liquor Control Commission and Regular City Council Meeting February 27, 2024
Type :

Public Content

Citizens comments for the Local Liquor Control Commission

3. General Business of the Local Liquor Control Commission

Subject : 3.1 Local Liquor Control Commission Meeting Minutes from February 13, 2024
Meeting : Feb 27, 2024 - Local Liquor Control Commission and Regular City Council Meeting February 27, 2024
Type : Action
Recommended Action : Approve the Local Liquor Control Commission meeting minutes from February 13, 2024

Public Content

Originating Department: City Clerk's Office

File Attachments

[Local Liquor Control Commission Meeting Minutes 13 February 2024.pdf \(186 KB\)](#)

3. General Business of the Local Liquor Control Commission

Subject :	3.2 Request for a Change in Operation and in Corporate Officers for Quatro Foods, Inc. dba Quatro's Deep Pan Pizza
Meeting :	Feb 27, 2024 - Local Liquor Control Commission and Regular City Council Meeting February 27, 2024
Type :	Action
Recommended Action :	Approve the Change in Operation and in Corporate Officers for Quatro Foods, Inc.; or Deny the Change in Operation, the Change in Corporate Officers, or both, based on one or more provisions of the Liquor Code

Public Content

Originating Department: City Clerk's Office

Background:

Quatro Foods, Inc. dba Quatro's Deep Pan Pizza is seeking approval for a change in operation in accordance with the Carbondale Revised Code, Section 2-4-14 "Changes in Operation" (see attachment.) As the business is seeking to expand into two adjacent storefronts, requiring "...interior or exterior structural modifications...result[ing] in the change of occupancy or create, remove, or relocate doors and passages...", approval by the Local Liquor Control Commission is needed before these modifications can proceed. As described in the attached request for approval, these expansions will occur in two stages, the first providing a storefront for the sale of Quatro's-themed merchandise, and the second establishing an area for video gaming.

Additionally, Quatro's corporate structure has undergone a change in officers. The new officers are as follows: Serina Cinnamon, President; Steven Cinnamon, Vice President; Sarah Morrison, Vice President; and Peter Iulo, Secretary. The new officer is the second Vice President, Sarah Morrison. After conducting a criminal background check, there is nothing in the applicant's record that would preclude her from holding a liquor license in the state of Illinois. In accordance with the Carbondale Revised Code, the addition of officers requires Local Liquor Control Commission approval.

File Attachments

[Modification of Liquor License Request for Quatros_Redacted.pdf \(96 KB\)](#)

[Change In Operation - Quatro's.pdf \(10 KB\)](#)

[CRC 2-4-13 Change in Ownership or Interest.pdf \(19 KB\)](#)

4. Adjournment of the Local Liquor Control Commission

Subject :	4.1 Time of Adjournment for Local Liquor Control Commission
Meeting :	Feb 27, 2024 - Local Liquor Control Commission and Regular City Council Meeting February 27, 2024

Type :

Procedural

Public Content

5. Preliminaries to the City Council Meeting

Subject :

5.1 Roll Call

Meeting :

Feb 27, 2024 - Local Liquor Control Commission and Regular City Council Meeting February 27, 2024

Type :

Procedural

Public Content

5. Preliminaries to the City Council Meeting

Subject :

5.2 Citizens' Comments and Questions

Meeting :

Feb 27, 2024 - Local Liquor Control Commission and Regular City Council Meeting February 27, 2024

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.

5. Preliminaries to the City Council Meeting

Subject :

5.3 Council Comments, General Announcements, and Proclamations

Meeting :

Feb 27, 2024 - Local Liquor Control Commission and Regular City Council Meeting February 27, 2024

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.

7. Consent Agenda of the City Council

Subject :	7.1 Regular City Council Meeting Minutes from February 13, 2024
Meeting :	Feb 27, 2024 - Local Liquor Control Commission and Regular City Council Meeting February 27, 2024
Type :	Action (Consent)
Recommended Action :	Approve the minutes from the regular City Council meeting of February 13, 2024

Public Content

Originating Department: City Clerk's Office

File Attachments

[Regular City Council Meeting Minutes 13 February 2024.pdf \(320 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.2 Approval of Warrant for the Period Ending: 02/16 /2024 for the FY 2024 Warrant 1479 in the Total Amount of \$1,850,270.40
Meeting :	Feb 27, 2024 - Local Liquor Control Commission and Regular City Council Meeting February 27, 2024
Type :	Action (Consent)
Recommended Action :	Accept the following report of payments made for the period ended: 02/16/2024 totaling \$1,850,270.40
Goals :	Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services

Public Content

Originating Department: Finance

Background:

File Attachments

[Warrant 1479 2024-02-27.pdf \(380 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.3 Resolution Dedicating \$984,885.20 in Motor Fuel Tax (MFT) Funds to Pay for the Rehabilitation of S. Giant City Road from Walnut to Grand Ave, Sunny Acres Dr, and Cedarview From Main St To Lynda St (CIP ST2401)
Meeting :	Feb 27, 2024 - Local Liquor Control Commission and Regular City Council Meeting February 27, 2024

Type :	Action (Consent)
Recommended Action :	Approve a resolution Dedicating \$984,885.20 in Motor Fuel Tax (MFT) Funds to Pay for the Rehabilitation of S. Giant City Road from Walnut to Grand Ave, Sunny Acres Dr, and Cedarview From Main St To Lynda St (CIP ST2401)

Public Content

Originating Department: Public Works- Engineering

Background:

This project was budgeted in the FY2024 Community Investment Program (CIP) as ST2401; the projects were designed in 2023 but were not able to be completed in last year's construction season; as such they will be moved forward to the FY2025 CIP budget for construction. The justification for this project is that the existing asphalt surfaces of all three streets are experiencing deterioration that is beyond reasonable repair methods. This is considered a serious condition that requires resurfacing to extend the life of the pavement and its base. The FY2025 CIP is programmed to use Motor Fuel Tax (MFT) funds to fund this project. In order to utilize MFT funds, the Illinois Department of Transportation requires the City to pass a resolution committing said funds to the construction of the project. It is recommended that the City Council pass a resolution committing \$984,885.20 in MFT funds for the resurfacing and patching of Giant City Road, Sunny Acres Dr and Cedarview.

File Attachments

[Various Roads IDOT Resolution 2024-02-27.pdf \(243 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.4 Approval of Purchase of Various Water Treatment Chemicals for FY 2025
Meeting :	Feb 27, 2024 - Local Liquor Control Commission and Regular City Council Meeting February 27, 2024
Type :	Action (Consent)
Recommended Action :	Award the Purchase of Various Water Treatment Chemicals for FY 2025 to the Lowest Qualified Bidders as follows: 1. Liquid Alum to Hawkins, Inc. in the amount of \$0.1264 per pound (estimated cost of \$88,480); 2. Ammonium Sulfate to Hawkins, Inc. in the amount of \$0.2113 per pound (estimated cost of \$16,904); 3. Anionic Polymer to SNF Polydyne Inc. in the amount of \$2.52 per pound (estimated cost of \$6,300); 4. Carbon to Brenntag Mid-South, Inc. in the amount of \$0.975 per pound (estimated cost of \$24,375); 5. Cationic Polymer to SNF Polydyne Inc. in the amount of \$1.11 per pound (estimated cost of \$44,400); 6. Caustic Soda to Brenntag Mid-South, Inc. in the amount of \$0.1907 per pound (estimated cost of \$95,350); 7. Chlorine to Brenntag Mid-South, Inc. in the amount of \$1.07 per pound (estimated cost of \$74,900); 8. Fluoride to Brenntag Mid-South, Inc. in the amount of \$0.284 per pound (estimated cost of \$11,360); 9. Potassium permanganate to Brenntag Mid-South, Inc. in the amount of \$4.684 per pound (estimated cost of \$35,130)

Goals :

Goal #5: Provide high-quality City infrastructure
Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services
Goal #1: Provide a high quality-of-life and foster a sense of community for all residents

Public Content

Originating Department:Public Works - Utilities

Background:

Every year the City solicits bids for various water treatment chemicals for the purpose of securing pricing for the following fiscal year. This year the bid was advertised in the *Southern Illinoisan* on Saturday, January 6, 2024, and the bid specifications were provided to sixty three (63) firms and three (3) plan houses, as shown on the attached Certificate. As in prior years, the quantities indicated in the specifications are estimates only for the purpose of competitive bidding.

Bids were received from thirteen (13) firms listed on the Bid Tabulation. Low bids that meet the minimum specifications for each of the chemicals are listed below.

1. Liquid Alum to Hawkins, Inc. in the amount of \$0.1264 per pound (estimated cost of \$88,480);
2. Ammonium Sulfate to Hawkins, Inc. in the amount of \$0.2113 per pound (estimated cost of \$16,904);
3. Anionic Polymer to SNF Polydyne Inc. in the amount of \$2.52 per pound (estimated cost of \$6,300);
4. Carbon to Brenntag Mid-South, Inc. in the amount of \$0.975 per pound (estimated cost of \$24,375);
5. Cationic Polymer to SNF Polydyne Inc. in the amount of \$1.11 per pound (estimated cost of \$44,400);
6. Caustic Soda to Brenntag Mid-South, Inc. in the amount of \$0.1907 per pound (estimated cost of \$95,350);
7. Chlorine to Brenntag Mid-South, Inc. in the amount of \$1.07 per pound (estimated cost of \$74,900);
8. Fluoride to Brenntag Mid-South, Inc. in the amount of \$0.284 per pound (estimated cost of \$11,360);
9. Potassium permanganate to Brenntag Mid-South, Inc. in the amount of \$4.684 per pound (estimated cost of \$35,130).

Sufficient funds will be included in the FY 2025 Budget for these estimated chemical purchases.

Two low bidders for Potassium Permanganate were disqualified for failure to meet minimum specifications: Chemrite, Inc., and Shannon Chemicals Corp.

The City purchases either 500 Iodine Carbon, or 800 Iodine Carbon based on the best value, not both, therefore only 500 Iodine Carbon is being awarded.

File Attachments

[24-30 WTP FY24 Chemical Bid Tab 2024-02-27.pdf \(26 KB\)](#)
[24-30 WTP FY24 Chemical Certificate 2024-02-27.pdf \(75 KB\)](#)

7. Consent Agenda of the City Council

Subject :	7.5 Approval of Consent Agenda Items
Meeting :	Feb 27, 2024 - Local Liquor Control Commission and Regular City Council Meeting February 27, 2024
Type :	Action (Consent)
Recommended Action :	Approve all Consent Agenda items not pulled for separate consideration

Public Content

8. General Business of the City Council

Subject :	8.1 Council Discussion Regarding Funding Request from the Carbondale Housing Trust
Meeting :	Feb 27, 2024 - Local Liquor Control Commission and Regular City Council Meeting February 27, 2024
Type :	Action, Discussion
Recommended Action :	Discuss the funding request from the Carbondale Housing Trust.

Public Content

Originating Department: City Manager

Background:

On June 14, 2022, the Carbondale City Council passed a resolution to establish a 501(C)(3) corporation to provide for a Community Housing organization. The purpose of establishing the Carbondale Community Housing, NFP was to develop, manage, and provide affordable housing options throughout the City of Carbondale and to improve housing conditions. On February 28, 2023, the City Council approved the final bylaws and on June 13, 2023, six board members were appointed. Since then, the board has met several times and with the assistance of City Planner Ashley Gibson, who serves as the Staff liaison to the board, has studied the City's existing housing programs and the newly expanded residential tax increment financing (TIF) areas, and have met with various Staff to learn more about existing housing conditions, available properties for sale, and community crime data.

The Board recognizes that as a volunteer group, it is very difficult to execute the goals of the Carbondale Community Housing, NFP, and has consulted with Staff and the City Manager about the possibility of hiring a full-time executive director. Such positions exist around the state as well as nationally and have found a good example coming from Kankakee where their land bank operates similarly to the goals of the Carbondale Community Housing, NFP. Staff has worked with the board to develop a budget for a full-time director and is asking the City Council to consider funding the position so the work of the organization can begin. Also attached is a draft description of the job requirements for this position.

File Attachments

[DRAFT - ED Job Description - 2024-02-27.pdf \(262 KB\)](#)
[Housing Trust Work Program- FY 2025 ARPA Request.pdf \(194 KB\)](#)

8. General Business of the City Council

Subject :	8.2 Ordinance Amending Title One, Chapter Two, Section Four of the Carbondale Revised Code as it Relates to Carbondale City Council Compensation
Meeting :	Feb 27, 2024 - Local Liquor Control Commission and Regular City Council Meeting February 27, 2024
Type :	Action
Recommended Action :	Adopt an Ordinance amending Title One, Chapter Two, Section Four of the Carbondale Revised Code as it relates to the compensation of the Mayor and Carbondale City Council.

Public Content

Originating Department: Legal

Background:

During the January 23, 2024, Carbondale City Council meeting, the Council discussed the possibility of increasing the annual compensation of members of the Council and the Mayor.

In Illinois, elected officials may receive whatever salary is provided for by municipal ordinance (65 ILCS 5/3.1-50-5). Once the compensation rate is fixed, it can't be increased or lowered to take effect during the current elected officials' term and must be fixed within 180 or more days prior to the date when elected officials take office (65 ILCS 5/3.1-50-10).

City Council annual compensation is currently \$4,200 for Council members and \$9,000 for the Mayor; this has been unchanged since 1999. Following Council discussion at the January 23 meeting, it was determined that the rates should be increased to \$6,000 for Council members and \$20,000 for the Mayor.

City Council members have staggered terms with three members elected every two years and the Mayor being elected every four years. The next Illinois consolidated election will be held on April 1, 2025, in which three Council member seats will be up for election. Since compensation rates are fixed during a member's term, these increases will become effective on May 1, 2025 for those three respective seats and following the April 6, 2027 municipal election, the remaining three Council seats and the Mayor's compensation will become effective beginning May 1, 2027.

Recommended Action: It's recommended that the City Council approve an ordinance amending Title 1, Chapter 2, Section 4 of the CRC as it relates to Council compensation.

File Attachments

[Ordinance Amending Title One, Chapter Two, Section Four of the CRC Relating to Compensation for City Council 2024-2-27.pdf \(62 KB\)](#)

9. Adjournment of the City Council Meeting

Subject :	9.1 Adjourn meeting
Meeting :	Feb 27, 2024 - Local Liquor Control Commission and Regular City Council Meeting February 27, 2024
Type :	Procedural

Public Content

The Mayor will declare the meeting adjourned.