



Carbondale City Council Meeting
Tuesday, September 8, 2026 - 6:00 PM
City Council Chambers, 200 South Illinois Avenue
Carbondale, Illinois 62901

Visitors are welcome to all meetings of the City Council. Please silence electronic devices before entering. City Council meetings are deliberative sessions by members of the governing body. Civility and decorum are expected and required at all times.

The public may address the Council on a matter not covered by the printed Agenda during the Public Comments agenda item; comments and concerns should pertain only to matters relevant to City business. If you wish to address the Council about an item on the Agenda, please raise your hand at the time the Mayor invites audience comments on that item. Speakers may comment once per item for up to four minutes. No speaker may allocate minutes to another person or group. A maximum of thirty minutes will be permitted for public comments, and a maximum of twenty minutes per agenda item will be allowed for public comments on all of the items except public hearings.

All matters listed under the Consent Agenda are considered to be routine in nature and will be enacted by one motion. Unless otherwise specifically requested, there will be no separate discussion on these items.

1. Roll Call

2. Council Comments and Proclamations

1. Proclamation for National Preparedness Month

3. Public Comments

4. Public Hearings and Special Reports

5. Consent Agenda

1. City Council Meeting Minutes from August 25, 2026
2. Approval of Warrant 1545 for Period Ending 08/28/2026 in the amount of \$1,616,024.62
3. Conditional Award of the Purchase of Motor Fuel Tax (MFT) Funded Street Maintenance Materials, Pending Concurrence by the Illinois Department of Transportation (IDOT) to: Illini Asphalt Corp., Benton, IL, for Section 27-00000-02-GM Group A in the amount of \$59,823.87
4. Ordinance Approving a Budget Adjustment to Increase the General Fund Budget and Award of the Replacement of the Old Train Depot HVAC Systems in the Amount of \$24,776.72 to Giant City HVAC Inc of Carbondale, Illinois
5. Ordinance Approving a Budget Adjustment to Increase the General Fund Budget and Award of Airflow Ring Cleaning at City Hall and Public Safety Center HVAC Systems in the Amount of \$42,864

6. General Business

1. A Resolution Authorizing the Mayor to Enter Into an Intergovernmental Agreement

with the Carbondale Park District to Manage City-Owned Park Properties.

2. A Resolution Approving and a Resolution Denying a Special Use Permit for Ameren Illinois Company for the Expansion of an Existing Substation at 1086 Airport Road

7. Executive Session

1. Executive Session to Discuss the Setting of a Price for the Sale or Lease of Property Owned by the Public Body
2. Return to Open Session

8. Adjournment



Agenda Item Details

Meeting: September 8, 2026 - City Council Meeting
Category: Council Comments and Proclamations
Subject: Proclamation for National Preparedness Month
Type: Procedural
Recommended Action: Mayor Harvey will proclaim the month of September 2026 as National Preparedness Month
Goals: Goal 1: Provide a high quality of life and foster a sense of community.
Goal 2: Establish programs/processes/networks to include diversity/inclusion/equity and justice.
Originating Department: City Manager

Background:

Additional Information:

Attachments:

1. National Preparedness Month, 2026-09-02

Motion & Voting: Mayor Harvey will proclaim the month of September 2026 as National Preparedness Month

Motion by None, seconded by None.

Final Resolution: Motion

Yea: None

Nay: None

Proclamation

A Proclamation Designating September 2026 as National Preparedness Month Encouraging Community Emergency Readiness and Neighbor-to-Nighbor Assistance

- Whereas, emergency preparedness is the shared responsibility among all city officials, community organizations, and residents of Carbondale; and*
- Whereas, natural disasters, severe weather events, and unexpected emergencies can occur at any time and require immediate, coordinated action; and*
- Whereas, the Federal Emergency Management Agency (FEMA) designates September as National Preparedness Month to encourage Americans to prepare for emergencies in their homes, businesses, and communities; and*
- Whereas, true community resilience relies on individuals being prepared to protect themselves, their families, and to actively assist neighbors in times of crisis; and*
- Whereas, simple preparedness actions, such as creating a family communication plan, assembling an emergency supply kit, and checking on vulnerable neighbors, significantly reduce injury and loss of life; and*
- Whereas, the City of Carbondale recognizes that collective safety is strengthened when citizens look out for one another, creating a culture of mutual aid and shared responsibility.*

Now, therefore, I, Carolin Harvey, Mayor of the city of Carbondale, Illinois, do hereby proclaim the month of September, 2026 as:

National Preparedness Month

in the city of Carbondale, Illinois, and encourage residents to assemble emergency kits, develop communication plans, and actively prepare to assist neighbors who may need extra help during emergencies.

Ordered this 2nd day of September, 2026.

Carolin Harvey, Mayor

Jennifer R. Sorrell, City Clerk



Agenda Item Details

Meeting: September 8, 2026 - City Council Meeting
Category: Consent Agenda
Subject: City Council Meeting Minutes from August 25, 2026
Type: Action - Consent
Recommended Action: Approve the minutes from the City Council meeting of August 25, 2026
Goals: Goal 3: Demonstrate fiscal responsibility and transparency while providing high-quality City services.
Originating Department: City Clerk

Background:

Additional Information:

Attachments:

1. City Council Meeting Minutes 25 August 2026

Motion & Voting: Approve the minutes from the City Council meeting of August 25, 2026

Motion by None, seconded by None.

Final Resolution: Motion

Yea: None

Nay: None

City Council Meeting August 25, 2026

1. Roll Call

Councilmembers present

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

Meeting called to order at 6:01 PM.

2. Public Comments

Members of the public addressing the City Council included Abe Traverso, Sandy Litecky, Donald Monty, Victor Ludwig, James Cooper, Jr., and Raymond Bruce Shannon.

3. Council Comments and Proclamations

4. Public Hearings and Special Reports

5. Consent Agenda

MOTION: Approve all Consent Agenda Items not pulled (item 5.9 pulled)

Motion by Clare Killman, second by Dawn Roberts

Final Resolution: Motion Passed

Yea: Adam Loos, Nancy Maxwell, Dawn Roberts, Brian Stanfield, Nathan Colombo, Clare Killman, Carolin Harvey

1. City Council Meeting Minutes from August 11, 2026
2. Approval of Warrant 1544 for Period Ending 08/14/2026 in the amount of \$1,216,986.89
3. Approval of Wells Fargo Warrant for the Period Ending 07/31/2026 FY 2027 Warrant #WF 07/2026 in the Amount of \$164,362.84
4. Ordinance Approving a Budget Adjustment to the Building Maintenance Budget and Awarding the Fire Station 1 Roof Replacement Bid to Baine Roofing of Carbondale in the Amount of \$33,552
5. Ordinance Approving a Budget Adjustment to Increase the General Fund Budget and Award of Balancing and Testing of City Hall and Public Safety Center HVAC systems in the amount of \$88,000
6. A Resolution Supporting the City of Carbondale's Pursuit of a DarkSky International Dark Sky Community Designation
7. Resolution Approving a Code Compliance TIF Redevelopment Agreement at 303 South University Avenue

8. Resolution Approving the Submission of an Illinois Department of Natural Resources (IDNR) Open Space Land Acquisition and Development (OSLAD) Grant in the Amount of \$393,920 and Obligating Matching Funds in the Amount of \$196,960 for the Superblock Park Improvement Project
9. 2027 Calendar of City Council Meetings

This item was pulled for possible revisions.

6. General Business

1. An Ordinance Approving an Amendment to Section 4.10 of Title 15 of the Carbondale Revised Code Relating to Limited Use Off-Premises Signs in Specific Areas of the City

Council asked the applicant about the intent of the application; inquired about how many businesses this would potentially impact; expressed concern about unintended consequences; advocated for helping existing businesses stay in business; and asked about the types of signs that would be allowed. Further, Councilmembers indicated if they were interested in acting on the Ordinance as presented or would prefer to bring it back with possible revisions.

Donald Monty remarked on the history of the subject of signs over the years. He noted his concern that Planning minutes were not included, asked about the specific characteristics of the allowable signs, noted that the amended text does not specify where the signs would be allowed, and suggested giving this more thought.

MOTION: Adopt an Ordinance Approving an Amendment to Section 4.10 of Title 15 relating to limited use off-premises signs in specific areas of the City

Motion by Dawn Roberts, second by Brian Stanfield

Final Resolution: Motion Passed

Yea: Adam Loos, Nancy Maxwell, Dawn Roberts, Nathan Colombo, Clare Killman, Carolin Harvey

2. Strategic Marketing Plan First Draft Presentation

Note from Clerk: This subject was discussed for one hour. The full discussion is available through the City's website; please contact the City Clerk's Office to locate that recording.

Justin Bronson presented to the City Council a first draft of the Strategic Marketing Plan, an economic development initiative funded through the State of Illinois Energy Transition Community Grant Program. ZO Agency conducted stakeholder interviews, community listening sessions, and market research to develop a coordinated, long-term strategy to promote Carbondale.

Council discussion noted their appreciation for the depth of research and many of the identified themes, as well as the degree of community engagement. Concerns were expressed about both the proposed tagline and logo. Some members and residents felt "Stay Different" could be read as static, exclusionary, or overly clever, and that it did not fully reflect growth, inclusion, and

evolving identity. The logo was variously described as not representative of Carbondale, too landscape-focused, overly clinical or “busy,” and not sufficiently reflective of the city’s diversity, culture, and nightlife. Alternatives to the slogan were suggested, including: “Be Different,” “Embrace Different,” or more “home”-oriented language.

Members of the public commenting included Don Monty, Nicholas Franco, Alister NLN, Victor Ludwig, and Anne Gaylord.

7. Executive Session

1. Executive Session to Discuss the Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees, Collective Negotiating Matters Between the Public Body and Its Employees or Their Representatives, or Deliberations Concerning Salary Schedules for One or More Classes of Employees, Pending or Imminent Litigation, and to Conduct the Semi-Annual Review of Executive Session Meeting Minutes as Permitted by 5 ILCS 120(c)(1), (c)(2), (c)(11), and (c)(21) of the Illinois Open Meetings Act

MOTION: Enter into Executive Session

Motion by Clare Killman, second by Nancy Maxwell

Final Resolution: Motion Passed

Yea: Adam Loos, Nancy Maxwell, Dawn Roberts, Brian Stanfield, Nathan Colombo, Clare Killman, Carolin Harvey

Open Session recessed at 7:45 p.m.

2. Return to Open Session

MOTION: Return to Open Session

Motion by Clare Killman, second by Nancy Maxwell

Final Resolution: Motion Passed

Yea: Nancy Maxwell, Dawn Roberts, Brian Stanfield, Nathan Colombo, Clare Killman, Carolin Harvey

Open Session resumed at 8:18 p.m.

3. Approval of Executive Session Meeting Minutes, Declaring Whether the Need for Confidentiality Exists, In Whole or In Part, for Executive Session Meeting Minutes, and Authorizing the Destruction of Verbatim Records Older than 18 Months (February 25, 2025) for Those Meetings Where Minutes Have Been Approved and No Appeal Has Been Filed

MOTION: Approve the Executive Session Meeting Minutes from May 26, 2026, Declare that the Need for Confidentiality Exists, In Whole or In Part, for Executive Session Meeting Minutes, and Authorize the Destruction of Verbatim Records Older than 18 Months (February 25, 2025) for Those Meetings Where Minutes Have Been Approved and No Appeal Has Been Filed

Motion by Clare Killman, second by Dawn Roberts

Final Resolution: Motion Passed

Yea: Nancy Maxwell, Dawn Roberts, Brian Stanfield, Nathan Colombo, Clare Killman

8. Adjournment

There being no further business to come before the City Council, the meeting was declared adjourned at 8:20 p.m.

Jennifer R. Sorrell, City Clerk

Date



Agenda Item Details

Meeting: September 8, 2026 - City Council Meeting
Category: Consent Agenda
Subject: Approval of Warrant 1545 for Period Ending 08/28/2026 in the amount of \$1,616,024.62
Type: Action - Consent
Recommended Action: Approve Warrant 1545 in the amount of \$1,616,024.62
Goals: Goal 3: Demonstrate fiscal responsibility and transparency while providing high-quality City services.
Originating Department: Finance

Background:

Additional Information:

Attachments:

1. Warrant 1545 2026-09-08

Motion & Voting: Approve Warrant 1545 in the amount of \$1,616,024.62

Motion by None, seconded by None.

Final Resolution: Motion

Yea: None

Nay: None

Warrant to the City Treasurer

The undersigned hereby certify that the following bills or invoices represent a true and correct statement of cost of goods and/or services rendered to the City of Carbondale by firms or persons listed an that said firms or persons are entitled to payment for same in the amounts shown.

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 01 - General										
Account 10511-275 - Inventory Unleaded Gasoline										
934 - HINES OIL COMPANY	199274	Unleaded & Diesel Fuel	Paid by Check # 25646		08/18/2026	08/18/2026	08/18/2026		08/18/2026	16,681.30
934 - HINES OIL COMPANY	200285	Unleaded gasoline/Diesel fuel	Paid by Check # 25712		08/27/2026	08/28/2026	08/28/2026		08/27/2026	16,146.49
Account 10511-275 - Inventory Unleaded Gasoline Totals								Invoice Transactions	2	<u>\$32,827.79</u>
Account 10521-275 - Inventory Diesel Fuel										
934 - HINES OIL COMPANY	199274	Unleaded & Diesel Fuel	Paid by Check # 25646		08/18/2026	08/18/2026	08/18/2026		08/18/2026	12,825.03
934 - HINES OIL COMPANY	200285	Unleaded gasoline/Diesel fuel	Paid by Check # 25712		08/27/2026	08/28/2026	08/28/2026		08/27/2026	5,220.59
Account 10521-275 - Inventory Diesel Fuel Totals								Invoice Transactions	2	<u>\$18,045.62</u>
Account 10541-311 - Inventory Outside Veh Parts										
7982 - DALE'S DETAILS	2180	Interior Cleaning Services	Paid by Check # 25645		08/18/2026	08/18/2026	08/18/2026		08/18/2026	200.00
Account 10541-311 - Inventory Outside Veh Parts Totals								Invoice Transactions	1	<u>\$200.00</u>
Account 14012-010 - Intrafund F/R Due from Operating										
394 - CITY OF CARBONDALE	08/21/26	Ameriflex Flexible Spending Medical	Paid by Check # 25662		08/25/2026	08/25/2026	08/25/2026		08/25/2026	4,295.71
Account 14012-010 - Intrafund F/R Due from Operating Totals								Invoice Transactions	1	<u>\$4,295.71</u>
Account 20605-010 - Accrued Payroll Employee Retire W/H- IMRF										
1028 - ILLINOIS MUNICIPAL RETIREMENT FUND	5948405-X4G3 + 1	Wages Withheld June /July 2026	Paid by EFT # 1569		08/18/2026	08/18/2026	08/18/2026		08/18/2026	115,989.36
Account 20605-010 - Accrued Payroll Employee Retire W/H- IMRF Totals								Invoice Transactions	1	<u>\$115,989.36</u>
Account 20605-011 - Accrued Payroll Employee Retire W/H- Police										
1747 - POLICE PENSION FUND	08/21/2026	Payroll Contributions for Payroll	Paid by Check # 25677		08/25/2026	08/25/2026	08/25/2026		08/25/2026	18,999.91
Account 20605-011 - Accrued Payroll Employee Retire W/H- Police Totals								Invoice Transactions	1	<u>\$18,999.91</u>
Account 20605-012 - Accrued Payroll Employee Reitre W/H- Fire										
6685 - FIRE PENSION FUND	08/21/2026	Payroll Contributions for Payroll	Paid by Check # 25667		08/25/2026	08/25/2026	08/25/2026		08/25/2026	8,444.93
Account 20605-012 - Accrued Payroll Employee Reitre W/H- Fire Totals								Invoice Transactions	1	<u>\$8,444.93</u>
Account 20605-021 - Accrued Payroll Participating 125 Plan										
336 - COLONIAL LIFE & ACCIDENT	5945613090161 5	Accident, Cancer, Hospital Premiums	Paid by Check # 25663		08/25/2026	08/25/2026	08/25/2026		08/25/2026	16,644.27
5192 - GLOBE LIFE/LIBERTY NATIONAL	09/01/2026	Life & Cancer Ins. Pre/Post-tax for August	Paid by Check # 25668		08/25/2026	08/25/2026	08/25/2026		08/25/2026	3,074.51
Account 20605-021 - Accrued Payroll Participating 125 Plan Totals								Invoice Transactions	2	<u>\$19,718.78</u>
Account 20605-023 - Accrued Payroll Employee Insurance W/H IMRF										

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
1040 - NCPERS - Group Life Insurance	3333092026	Employee deduction for IMRF Life Ins month of	Paid by Check # 25729		08/21/2026	08/28/2026	08/28/2026		08/27/2026	112.00
Account 20605-023 - Accrued Payroll Employee Insurance W/H IMRF Totals								Invoice Transactions	1	\$112.00
Account 20605-024 - Accrued Payroll Emp Ins W/H Vision Dental Guardi										
6939 - The Standard	08/17/2026	Standard Life Insurance August 2026	Paid by Check # 25682		08/25/2026	08/25/2026	08/25/2026		08/25/2026	1,490.93
Account 20605-024 - Accrued Payroll Emp Ins W/H Vision Dental Guardi Totals								Invoice Transactions	1	\$1,490.93
Account 20605-040 - Accrued Payroll Employee Savings W/H Def Comp										
1658 - NATIONWIDE RETIREMENT SOLUTIONS	2027-00000047	NW 457 STND \$ - Nationwide 457 Stnd	Paid by EFT # 1570		08/19/2026	08/19/2026	08/21/2026		08/21/2026	22,148.50
Account 20605-040 - Accrued Payroll Employee Savings W/H Def Comp Totals								Invoice Transactions	1	\$22,148.50
Account 20605-041 - Accrued Payroll Employee Savings W/H ICMA										
2398 - VANTAGEPOINT TRANSFER AGENTS LLC-457	2027-00000050	ICMA 457 STND \$ - ICMA 457 Standard	Paid by EFT # 1572		08/19/2026	08/19/2026	08/21/2026		08/21/2026	525.00
Account 20605-041 - Accrued Payroll Employee Savings W/H ICMA Totals								Invoice Transactions	1	\$525.00
Account 20605-050 - Accrued Payroll Employee Union Dues W/H IAFF										
1030 - IAFF LOCAL #1961	08/21/2026	Union dues withheld from payroll	Paid by Check # 25714		08/21/2026	08/28/2026	08/28/2026		08/27/2026	840.00
Account 20605-050 - Accrued Payroll Employee Union Dues W/H IAFF Totals								Invoice Transactions	1	\$840.00
Account 20605-051 - Accrued Payroll Employee Union Dues W/H FOP										
704 - FRATERNAL ORDER POLICE #192	08/21/2026	Union dues withheld from payroll	Paid by Check # 25707		08/21/2026	08/28/2026	08/28/2026		08/27/2026	210.00
1071 - ILLINOIS FRATERNAL ORDER POLICE	08/21/2026 -1	To remit IFOP Police union dues	Paid by Check # 25716		08/21/2026	08/28/2026	08/28/2026		08/27/2026	1,161.00
Account 20605-051 - Accrued Payroll Employee Union Dues W/H FOP Totals								Invoice Transactions	2	\$1,371.00
Account 20605-052 - Accrued Payroll Employee Union Dues W/H TMSTRS										
2228 - TEAMSTERS LOCAL UNION #50	08/21/2026	Union dues withheld from payroll	Paid by Check # 25738		08/21/2026	08/28/2026	08/28/2026		08/27/2026	1,123.00
Account 20605-052 - Accrued Payroll Employee Union Dues W/H TMSTRS Totals								Invoice Transactions	1	\$1,123.00
Account 20605-053 - Accrued Payroll Employee Union Dues W/H Plumbr										
1748 - PLUMBERS & PIPEFITTERS #160	08/21/2026	Union dues withheld from payroll	Paid by Check # 25730		08/21/2026	08/28/2026	08/28/2026		08/27/2026	1,248.37
Account 20605-053 - Accrued Payroll Employee Union Dues W/H Plumbr Totals								Invoice Transactions	1	\$1,248.37
Account 20605-054 - Accrued Payroll Employee W/H SIU Credit Union										
2053 - SIU CREDIT UNION	2027-00000048	SIU CU - SIU Credit Union	Paid by Check # 25654		08/19/2026	08/19/2026	08/21/2026		08/19/2026	150.00
Account 20605-054 - Accrued Payroll Employee W/H SIU Credit Union Totals								Invoice Transactions	1	\$150.00
Account 20605-055 - Accrued Payroll Employee Union Dues- Telecommuni										
1071 - ILLINOIS FRATERNAL ORDER POLICE	08/21/2026	Union dues withheld from payroll	Paid by Check # 25715		08/21/2026	08/28/2026	08/28/2026		08/27/2026	324.00
Account 20605-055 - Accrued Payroll Employee Union Dues- Telecommuni Totals								Invoice Transactions	1	\$324.00
Account 20605-060 - Accrued Payroll Employee W/H-Other Deduction										
2116 - STATE DISBURSEMENT UNIT	2027-00000049	CHILD SUPP 1 - Child Support 1*	Paid by EFT # 1571		08/19/2026	08/19/2026	08/21/2026		08/21/2026	4,731.60
6196 - BLITT AND GAINES PC	08/21/2026	Wage Garnishment for L. Polley	Paid by Check # 25658		08/25/2026	08/25/2026	08/25/2026		08/25/2026	89.08
3839 - CARRIE N. STREET	08/21/26	Wage Deduction for Z. Street	Paid by Check # 25660		08/25/2026	08/25/2026	08/25/2026		08/25/2026	238.38
7959 - ILLINOIS DEPT OF REVENUE-TAX LEVY	08/21/2026	Wages for Bryan Tucker	Paid by Check # 25671		08/25/2026	08/25/2026	08/25/2026		08/25/2026	368.62

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
7962 - KOHN LAW FIRM SC	08/21/26	Wages for Sarah McCollum	Paid by Check # 25675		08/25/2026	08/25/2026	08/25/2026		08/25/2026	303.68
7346 - RESURGENCE LEGAL GROUP, PC	08/21/2026	Wages for Tony Kerrens	Paid by Check # 25679		08/25/2026	08/25/2026	08/25/2026		08/25/2026	81.21
6450 - RUSSELL C SIMON-CHAPTER 13 TRUSTEE	08/21/2026	Wage Deduction for D. Shelton	Paid by Check # 25680		08/25/2026	08/25/2026	08/25/2026		08/25/2026	646.35
Account 20605-060 - Accrued Payroll Employee W/H-Other Deduction Totals								Invoice Transactions	7	\$6,458.92
Account 20605-090 - Accrued Payroll Non-Participating 125 Plan										
5192 - GLOBE LIFE/LIBERTY NATIONAL	09/01/2026	Life & Cancer Ins. Pre/Post-tax for August	Paid by Check # 25668		08/25/2026	08/25/2026	08/25/2026		08/25/2026	1,159.60
Account 20605-090 - Accrued Payroll Non-Participating 125 Plan Totals								Invoice Transactions	1	\$1,159.60
Department 00 - Undesignated										
Division 00000 - Undesignated										
Account 30108-010 - Service Charges-Public Safety Sale of Printed Material										
DOUGLAS, ARTEMIS	07202026	Refund to Customer	Paid by Check # 25743		08/24/2026	08/28/2026	08/28/2026		08/27/2026	5.00
Account 30108-010 - Service Charges-Public Safety Sale of Printed Material Totals								Invoice Transactions	1	\$5.00
Division 00000 - Undesignated Totals								Invoice Transactions	1	\$5.00
Department 00 - Undesignated Totals								Invoice Transactions	1	\$5.00
Department 10 - General Government										
Division 40001 - City Manager										
Account 27100 - Other Outside Services										
7120 - PRD	981W	2 Security Shred Bins	Paid by Check # 25678		08/25/2026	08/25/2026	08/25/2026		08/25/2026	100.00
7120 - PRD	945W	1 Security Shred Bin	Paid by Check # 25678		08/25/2026	08/25/2026	08/25/2026		08/25/2026	50.00
Account 27100 - Other Outside Services Totals								Invoice Transactions	2	\$150.00
Division 40001 - City Manager Totals								Invoice Transactions	2	\$150.00
Division 40003 - City Attorney										
Account 50200 - Office Fixtures & Equipment										
1994 - STILES OFFICE SOLUTIONS INC	337399-0	City Attorney Desk	Paid by Check # 25735		08/27/2026	08/28/2026	08/28/2026		08/27/2026	6,522.76
Account 50200 - Office Fixtures & Equipment Totals								Invoice Transactions	1	\$6,522.76
Division 40003 - City Attorney Totals								Invoice Transactions	1	\$6,522.76
Division 40005 - Human Resources										
Account 26000 - Rental Charges										
5191 - RICOH USA INC	110257492	Copier Rent	Paid by Check # 25732		08/27/2026	08/28/2026	08/28/2026		08/27/2026	83.22
Account 26000 - Rental Charges Totals								Invoice Transactions	1	\$83.22
Division 40005 - Human Resources Totals								Invoice Transactions	1	\$83.22
Division 40010 - Support Services										
Account 13100 - Employee Retirement Benefits										
1028 - ILLINOIS MUNICIPAL RETIREMENT FUND	August 2026	Wages Withheld August 2026 + Late Fees July	Paid by EFT # 1574		08/25/2026	08/25/2026	08/25/2026		08/25/2026	10.31
Account 13100 - Employee Retirement Benefits Totals								Invoice Transactions	1	\$10.31
Account 44000 - Program Grants										
7930 - KRISTINA SCALLY	04/24/26	Grant Recipient #DPA101	Paid by Check # 25723		08/27/2026	08/28/2026	08/28/2026		08/27/2026	3,000.00

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
7797 - LUNA PIWCZYK	04/27/26	Grant Recipient #DPA-102	Paid by Check # 25725		08/27/2026	08/28/2026	08/28/2026		08/27/2026	3,000.00
				Account 44000 - Program Grants	Totals			Invoice Transactions	2	\$6,000.00
				Division 40010 - Support Services	Totals			Invoice Transactions	3	\$6,010.31
Division 40015 - City Hall/Civic Center										
Account 27100 - Other Outside Services										
7664 - CINTAS CORP	4279144212	Uniform Rental	Paid by Check # 25643		08/18/2026	08/18/2026	08/18/2026		08/18/2026	63.63
6436 - LAUNDRY WORLD	55276/55361/5428	Laundry Services	Paid by Check # 25648		08/18/2026	08/18/2026	08/18/2026		08/18/2026	121.57
7664 - CINTAS CORP	4279886187	Uniform Rental	Paid by Check # 25661		08/25/2026	08/25/2026	08/25/2026		08/25/2026	63.63
				Account 27100 - Other Outside Services	Totals			Invoice Transactions	3	\$248.83
				Division 40015 - City Hall/Civic Center	Totals			Invoice Transactions	3	\$248.83
Division 40020 - Tourism & Special Events										
Account 27100 - Other Outside Services										
3157 - ARTHUR AGENCY INC	INV-21368	SI Now Magazine Ad	Paid by Check # 25692		08/21/2026	08/28/2026	08/28/2026		08/27/2026	100.00
2014 - SILKWORM INC	INV311712	Cross Street Banner	Paid by Check # 25733		08/21/2026	08/28/2026	08/28/2026		08/27/2026	794.58
7752 - SOUTHERN ILLINOIS NOW	1213	SI Now Fall Mag Advertisements	Paid by Check # 25734		08/21/2026	08/28/2026	08/28/2026		08/27/2026	3,998.00
				Account 27100 - Other Outside Services	Totals			Invoice Transactions	3	\$4,892.58
				Division 40020 - Tourism & Special Events	Totals			Invoice Transactions	3	\$4,892.58
Division 40022 - Special Program										
Account 24000 - Travel, Conf., Training										
7485 - DIANAH MCGREEHAN	TR810613	Per Diem - LEAP4ward Leadership Training	Paid by Check # 25701		08/21/2026	08/28/2026	08/28/2026		08/27/2026	322.00
				Account 24000 - Travel, Conf., Training	Totals			Invoice Transactions	1	\$322.00
				Division 40022 - Special Program	Totals			Invoice Transactions	1	\$322.00
				Department 10 - General Government	Totals			Invoice Transactions	14	\$18,229.70
Department 15 - Financial Management										
Division 40030 - Financial Management										
Account 26000 - Rental Charges										
5191 - RICOH USA INC	110257492	Copier Rent	Paid by Check # 25732		08/27/2026	08/28/2026	08/28/2026		08/27/2026	591.09
				Account 26000 - Rental Charges	Totals			Invoice Transactions	1	\$591.09
Account 27100 - Other Outside Services										
5133 - WELLS FARGO BANKS	26070084405	Account Analysis July 2026	Paid by Check # 25742		08/21/2026	08/28/2026	08/28/2026		08/27/2026	196.56
				Account 27100 - Other Outside Services	Totals			Invoice Transactions	1	\$196.56
				Division 40030 - Financial Management	Totals			Invoice Transactions	2	\$787.65
Division 40033 - Information Services										
Account 25000 - Repairs & Maintenance- Equip										
6534 - MAYER NETWORKS, Inc.	29538	6 Port Line for Emergency Phone	Paid by Check # 25726		08/21/2026	08/28/2026	08/28/2026		08/27/2026	810.87
				Account 25000 - Repairs & Maintenance- Equip	Totals			Invoice Transactions	1	\$810.87
				Division 40033 - Information Services	Totals			Invoice Transactions	1	\$810.87

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Department 15 - Financial Management Totals							Invoice Transactions		3	\$1,598.52
Department 20 - Public Safety										
Division 40101 - Police Protection										
Account 13100 - Employee Retirement Benefits										
1028 - ILLINOIS MUNICIPAL RETIREMENT FUND	August 2026	Wages Withheld August 2026 + Late Fees July	Paid by EFT # 1574		08/25/2026	08/25/2026	08/25/2026		08/25/2026	3,580.25
Account 13100 - Employee Retirement Benefits Totals							Invoice Transactions		1	\$3,580.25
Account 15000 - Special Contractual Benefits										
2014 - SILKWORM INC	311711	Annual Civilian Polo Shirt & Jacket Order	Paid by Check # 25733		08/24/2026	08/28/2026	08/28/2026		08/27/2026	3,010.25
Account 15000 - Special Contractual Benefits Totals							Invoice Transactions		1	\$3,010.25
Account 20000 - Professional & Consultant Fees										
6930 - KLEIN, THORPE and JENKINS, LTD	262055	FOIA consults 06/01/26-06/30/26	Paid by Check # 25722		08/24/2026	08/28/2026	08/28/2026		08/27/2026	329.00
5639 - LAW OFFICE OF BRADLEY OLSON	6593	Admin Tow Hearing Legal Services	Paid by Check # 25724		08/24/2026	08/28/2026	08/28/2026		08/27/2026	600.00
Account 20000 - Professional & Consultant Fees Totals							Invoice Transactions		2	\$929.00
Account 24000 - Travel, Conf., Training										
4871 - FBI LEEDA	SLI-Cdale8/2026	5 SLI Training Reg	Paid by Check # 25703		08/21/2026	08/28/2026	08/28/2026		08/27/2026	3,975.00
Account 24000 - Travel, Conf., Training Totals							Invoice Transactions		1	\$3,975.00
Account 25000 - Repairs & Maintenance- Equip										
6284 - TYLER TECHNOLOGIES, INC.	130-165721	Out of Band AVL Interface	Paid by Check # 25739		08/21/2026	08/28/2026	08/28/2026		08/27/2026	9,300.00
7904 - U. S. BANK EQUIPMENT FINANCE	588936070	Copier Lease Payment/Usage Fees	Paid by Check # 25740		08/27/2026	08/28/2026	08/28/2026		08/27/2026	406.80
Account 25000 - Repairs & Maintenance- Equip Totals							Invoice Transactions		2	\$9,706.80
Account 26000 - Rental Charges										
7904 - U. S. BANK EQUIPMENT FINANCE	588936070	Copier Lease Payment/Usage Fees	Paid by Check # 25740		08/27/2026	08/28/2026	08/28/2026		08/27/2026	437.31
Account 26000 - Rental Charges Totals							Invoice Transactions		1	\$437.31
Account 27100 - Other Outside Services										
7961 - IL LAW ENFORCEMENT TRAINING & STANDARDS BOARD	08/21/2026	Recruitment & Retention Grant Refund	Paid by Check # 25670		08/25/2026	08/25/2026	08/25/2026		08/25/2026	12,000.00
2273 - SUSIE TOLIVER	000000023	Subcontracted SIBIP Serv 07/01/26-07/31/26	Paid by Check # 25737		08/21/2026	08/28/2026	08/28/2026		08/27/2026	600.00
Account 27100 - Other Outside Services Totals							Invoice Transactions		2	\$12,600.00
Account 27300 - Operating Supplies & Materials										
7687 - A TASTE OF BEV CATERING & MORE	0001461	CCHS Feed The Team Event	Paid by Check # 25655		08/25/2026	08/25/2026	08/25/2026		08/25/2026	349.00
7687 - A TASTE OF BEV CATERING & MORE	0001415	Team Illinois Youth Police Camp	Paid by Check # 25683		08/21/2026	08/28/2026	08/28/2026		08/27/2026	950.00
Account 27300 - Operating Supplies & Materials Totals							Invoice Transactions		2	\$1,299.00
Division 40101 - Police Protection Totals							Invoice Transactions		12	\$35,537.61
Division 40151 - Fire Protection										
Account 27300 - Operating Supplies & Materials										
7687 - A TASTE OF BEV CATERING & MORE	0001461	CCHS Feed The Team Event	Paid by Check # 25655		08/25/2026	08/25/2026	08/25/2026		08/25/2026	349.00
Account 27300 - Operating Supplies & Materials Totals							Invoice Transactions		1	\$349.00
Account 64000 - Other Debt Principal										

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
2642 - FIRST SOUTHERN BANK	September 2026	Loan #45679-15 Enforcer Ladder Truck	Paid by Check # 25705		08/24/2026	08/28/2026	08/28/2026		08/27/2026	8,526.26
2642 - FIRST SOUTHERN BANK	September 2026-1	Loan #65625 Ladder Truck	Paid by Check # 25706		08/24/2026	08/28/2026	08/28/2026		08/27/2026	9,222.68
Account 64000 - Other Debt Principal Totals									Invoice Transactions 2	\$17,748.94
Account 64100 - Other Debt Interest										
2642 - FIRST SOUTHERN BANK	September 2026	Loan #45679-15 Enforcer Ladder Truck	Paid by Check # 25705		08/24/2026	08/28/2026	08/28/2026		08/27/2026	3,805.48
2642 - FIRST SOUTHERN BANK	September 2026-1	Loan #65625 Ladder Truck	Paid by Check # 25706		08/24/2026	08/28/2026	08/28/2026		08/27/2026	257.83
Account 64100 - Other Debt Interest Totals									Invoice Transactions 2	\$4,063.31
Division 40151 - Fire Protection Totals									Invoice Transactions 5	\$22,161.25
Department 20 - Public Safety Totals									Invoice Transactions 17	\$57,698.86
Department 25 - Development Services										
Division 40210 - Building & Neighborhood Services										
Account 26000 - Rental Charges										
5191 - RICOH USA INC	110257492	Copier Rent	Paid by Check # 25732		08/27/2026	08/28/2026	08/28/2026		08/27/2026	129.08
Account 26000 - Rental Charges Totals									Invoice Transactions 1	\$129.08
Account 27100 - Other Outside Services										
1168 - JACKSON COUNTY ABSTRACT AND TITLE COMPANY	L26-73,74,76,77	78 -Letter Search	Paid by Check # 25672		08/25/2026	08/25/2026	08/25/2026		08/25/2026	1,000.00
4039 - SIH WORKCARE/SIHMG	95294	Preplacement Physicals- Basic-Henry/Schleifer	Paid by Check # 25681		08/25/2026	08/25/2026	08/25/2026		08/25/2026	60.00
1266 - KEEP CARBONDALE BEAUTIFUL	050126-073126	1ST Payment Pursuant to FY27 Serv Agreement	Paid by Check # 25721		08/21/2026	08/28/2026	08/28/2026		08/27/2026	5,000.00
6698 - CivicPlus LLC	385310	Service Contract	Paid by Check # 25700		08/24/2026	08/28/2026	08/28/2026		08/27/2026	20,374.20
Account 27100 - Other Outside Services Totals									Invoice Transactions 4	\$26,434.20
Division 40210 - Building & Neighborhood Services Totals									Invoice Transactions 5	\$26,563.28
Department 25 - Development Services Totals									Invoice Transactions 5	\$26,563.28
Department 40 - Public Works										
Division 40330 - Building Maintenance										
Account 23000 - Utilities- Electric										
5807 - CONSTELLATION NEWENERGY GAS DIVISION LLC	4672665	Gas Service	Paid by Check # 25664		08/25/2026	08/25/2026	08/25/2026		08/25/2026	1,159.50
7520 - DIRECT ENERGY BUSINESS	2623700600943 91	Acct. # 1832112	Paid by Check # 25702		08/27/2026	08/28/2026	08/28/2026		08/27/2026	79.97
303 - AMEREN ILLINOIS	08/11/26	Acct. # 12420-01159	Paid by Check # 25687		08/20/2026	08/28/2026	08/28/2026		08/27/2026	2,624.58
303 - AMEREN ILLINOIS	08/05/26 -6	Acct. # 09030-28049	Paid by Check # 25685		08/20/2026	08/28/2026	08/28/2026		08/27/2026	46.77
303 - AMEREN ILLINOIS	08/04/26	Acct. # 96320-01518	Paid by Check # 25685		08/20/2026	08/28/2026	08/28/2026		08/27/2026	82.62
303 - AMEREN ILLINOIS	08/04/26 -1	Acct. # 00280-18029	Paid by Check # 25685		08/20/2026	08/28/2026	08/28/2026		08/27/2026	135.74
303 - AMEREN ILLINOIS	08/07/26	Acct. # 11320-07815	Paid by Check # 25685		08/20/2026	08/28/2026	08/28/2026		08/27/2026	404.87
303 - AMEREN ILLINOIS	08/04/26 -2	Acct. # 96520-02427	Paid by Check # 25685		08/20/2026	08/28/2026	08/28/2026		08/27/2026	99.41

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
303 - AMEREN ILLINOIS	08/04/26 -3	Acct. # 27981-19014	Paid by Check # 25685		08/20/2026	08/28/2026	08/28/2026		08/27/2026	77.49
303 - AMEREN ILLINOIS	08/06/26 -3	Acct. # 61320-07213	Paid by Check # 25691		08/20/2026	08/28/2026	08/28/2026		08/27/2026	8,759.02
303 - AMEREN ILLINOIS	08/05/26 -2	Acct. # 00280-18001	Paid by Check # 25689		08/20/2026	08/28/2026	08/28/2026		08/27/2026	2,089.07
303 - AMEREN ILLINOIS	08/05/26 -4	Acct. # 76320-01324	Paid by Check # 25685		08/20/2026	08/28/2026	08/28/2026		08/27/2026	429.80
303 - AMEREN ILLINOIS	08/05/26 -5	Acct. # 96520-02418	Paid by Check # 25690		08/20/2026	08/28/2026	08/28/2026		08/27/2026	1,773.28
303 - AMEREN ILLINOIS	08/05/26 -7	Acct. # 01320-02214	Paid by Check # 25685		08/20/2026	08/28/2026	08/28/2026		08/27/2026	271.98
303 - AMEREN ILLINOIS	08/05/26 -8	Acct. # 51420-06018	Paid by Check # 25685		08/20/2026	08/28/2026	08/28/2026		08/27/2026	259.38
313 - CARBONDALE WATER & SEWAGE SYSTEMS	08/06/26	Acct. # 1-01225-001	Paid by Check # 25698		08/21/2026	08/28/2026	08/28/2026		08/27/2026	35.59
313 - CARBONDALE WATER & SEWAGE SYSTEMS	08/06/26 -1	Acct. # 1-01220-018	Paid by Check # 25698		08/21/2026	08/28/2026	08/28/2026		08/27/2026	39.59
313 - CARBONDALE WATER & SEWAGE SYSTEMS	08/06/26 -2	Acct. # 1-12400-016	Paid by Check # 25698		08/21/2026	08/28/2026	08/28/2026		08/27/2026	149.49
313 - CARBONDALE WATER & SEWAGE SYSTEMS	08/06/26 -5	Acct. # 1-00000-001	Paid by Check # 25698		08/24/2026	08/28/2026	08/28/2026		08/27/2026	652.76
313 - CARBONDALE WATER & SEWAGE SYSTEMS	08/06/26 -6	Acct. # 24-00270-001	Paid by Check # 25698		08/24/2026	08/28/2026	08/28/2026		08/27/2026	5.07
313 - CARBONDALE WATER & SEWAGE SYSTEMS	08/06/26 -7	Acct. # 1-01210-001	Paid by Check # 25698		08/24/2026	08/28/2026	08/28/2026		08/27/2026	22.34
313 - CARBONDALE WATER & SEWAGE SYSTEMS	08/06/26 -3	Acct. # 24-00250-001	Paid by Check # 25698		08/24/2026	08/28/2026	08/28/2026		08/27/2026	6.20
313 - CARBONDALE WATER & SEWAGE SYSTEMS	08/06/26 -4	Acct. # 24-00260-001	Paid by Check # 25698		08/24/2026	08/28/2026	08/28/2026		08/27/2026	5.64
313 - CARBONDALE WATER & SEWAGE SYSTEMS	08/13/26	Acct. # 5-03800-008	Paid by Check # 25698		08/24/2026	08/28/2026	08/28/2026		08/27/2026	15.54
313 - CARBONDALE WATER & SEWAGE SYSTEMS	08/13/26 -1	Acct. # 5-03650-011	Paid by Check # 25698		08/24/2026	08/28/2026	08/28/2026		08/27/2026	186.11
313 - CARBONDALE WATER & SEWAGE SYSTEMS	08/13/26 -2	Acct. # 7-30900-010	Paid by Check # 25698		08/24/2026	08/28/2026	08/28/2026		08/27/2026	15.54
				Account 23000 - Utilities- Electric	Totals			Invoice Transactions	26	\$19,427.35
Account 25000 - Repairs & Maintenance- Equip										
313 - CARBONDALE WATER & SEWAGE SYSTEMS	08/06/26	Acct. # 1-01225-001	Paid by Check # 25698		08/21/2026	08/28/2026	08/28/2026		08/27/2026	3.80
313 - CARBONDALE WATER & SEWAGE SYSTEMS	08/06/26 -1	Acct. # 1-01220-018	Paid by Check # 25698		08/21/2026	08/28/2026	08/28/2026		08/27/2026	3.80
313 - CARBONDALE WATER & SEWAGE SYSTEMS	08/06/26 -2	Acct. # 1-12400-016	Paid by Check # 25698		08/21/2026	08/28/2026	08/28/2026		08/27/2026	3.80
313 - CARBONDALE WATER & SEWAGE SYSTEMS	08/06/26 -5	Acct. # 1-00000-001	Paid by Check # 25698		08/24/2026	08/28/2026	08/28/2026		08/27/2026	360.00
313 - CARBONDALE WATER & SEWAGE SYSTEMS	08/06/26 -6	Acct. # 24-00270-001	Paid by Check # 25698		08/24/2026	08/28/2026	08/28/2026		08/27/2026	3.80
313 - CARBONDALE WATER & SEWAGE SYSTEMS	08/06/26 -7	Acct. # 1-01210-001	Paid by Check # 25698		08/24/2026	08/28/2026	08/28/2026		08/27/2026	3.80
313 - CARBONDALE WATER & SEWAGE SYSTEMS	08/06/26 -3	Acct. # 24-00250-001	Paid by Check # 25698		08/24/2026	08/28/2026	08/28/2026		08/27/2026	48.80
313 - CARBONDALE WATER & SEWAGE SYSTEMS	08/06/26 -4	Acct. # 24-00260-001	Paid by Check # 25698		08/24/2026	08/28/2026	08/28/2026		08/27/2026	3.80

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
313 - CARBONDALE WATER & SEWAGE SYSTEMS	08/13/26	Acct. # 5-03800-008	Paid by Check # 25698		08/24/2026	08/28/2026	08/28/2026		08/27/2026	18.18
313 - CARBONDALE WATER & SEWAGE SYSTEMS	08/13/26 -1	Acct. # 5-03650-011	Paid by Check # 25698		08/24/2026	08/28/2026	08/28/2026		08/27/2026	48.80
313 - CARBONDALE WATER & SEWAGE SYSTEMS	08/13/26 -2	Acct. # 7-30900-010	Paid by Check # 25698		08/24/2026	08/28/2026	08/28/2026		08/27/2026	18.18
993 - HEARTLAND MECHANICAL CONTRACTORS, INC	J008361	HVAC Replacement Cemetery	Paid by Check # 25708		08/21/2026	08/28/2026	08/28/2026		08/27/2026	4,557.00
993 - HEARTLAND MECHANICAL CONTRACTORS, INC	J008373	HVAC Replacement 606.5 E College St -	Paid by Check # 25708		08/24/2026	08/28/2026	08/28/2026		08/27/2026	18,463.00
Account 25000 - Repairs & Maintenance- Equip Totals									Invoice Transactions 13	\$23,536.76
Account 27100 - Other Outside Services										
4052 - CARBONDALE ELECTRIC	12429	Lighting Repair 606.5 College	Paid by Check # 25697		08/21/2026	08/28/2026	08/28/2026		08/27/2026	9,987.27
Account 27100 - Other Outside Services Totals									Invoice Transactions 1	\$9,987.27
Account 28200 - Licenses & Taxes										
1177 - JACKSON COUNTY TREASURER	15-16-378-001/3	209-213 W Willow St 15-16-378-001,003	Paid by Check # 25717		08/27/2026	08/28/2026	08/28/2026		08/27/2026	566.28
1177 - JACKSON COUNTY TREASURER	15-22-301-004	15-22-301-004 604 & 606 E College St	Paid by Check # 25718		08/27/2026	08/28/2026	08/28/2026		08/27/2026	3,235.06
Account 28200 - Licenses & Taxes Totals									Invoice Transactions 2	\$3,801.34
Division 40330 - Building Maintenance Totals									Invoice Transactions 42	\$56,752.72
Division 40340 - SIMMS										
Account 23000 - Utilities- Electric										
303 - AMEREN ILLINOIS	08/06/26	Acct. # 10740-14099	Paid by Check # 25686		08/20/2026	08/28/2026	08/28/2026		08/27/2026	3,112.30
Account 23000 - Utilities- Electric Totals									Invoice Transactions 1	\$3,112.30
Division 40340 - SIMMS Totals									Invoice Transactions 1	\$3,112.30
Division 40350 - Street Maintenance										
Account 26000 - Rental Charges										
5191 - RICOH USA INC	110257492	Copier Rent	Paid by Check # 25732		08/27/2026	08/28/2026	08/28/2026		08/27/2026	94.93
Account 26000 - Rental Charges Totals									Invoice Transactions 1	\$94.93
Account 27100 - Other Outside Services										
4039 - SIH WORKCARE/SIHMG	95294	Preplacement Physicals-Basic-Henry/Schleifer	Paid by Check # 25681		08/25/2026	08/25/2026	08/25/2026		08/25/2026	60.00
Account 27100 - Other Outside Services Totals									Invoice Transactions 1	\$60.00
Account 64000 - Other Debt Principal										
182 - BANTERRA BANK	September 2026	Loan #11587407 86631 Dump Trucks	Paid by Check # 25693		08/24/2026	08/28/2026	08/28/2026		08/27/2026	4,078.14
Account 64000 - Other Debt Principal Totals									Invoice Transactions 1	\$4,078.14
Account 64100 - Other Debt Interest										
182 - BANTERRA BANK	September 2026	Loan #11587407 86631 Dump Trucks	Paid by Check # 25693		08/24/2026	08/28/2026	08/28/2026		08/27/2026	320.89
Account 64100 - Other Debt Interest Totals									Invoice Transactions 1	\$320.89
Division 40350 - Street Maintenance Totals									Invoice Transactions 4	\$4,553.96
Division 40370 - Cemeteries										
Account 23000 - Utilities- Electric										
313 - CARBONDALE WATER & SEWAGE SYSTEMS	08/06/26 -9	Acct. # 4-92510-014	Paid by Check # 25698		08/24/2026	08/28/2026	08/28/2026		08/27/2026	6.77

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Account 23000 - Utilities- Electric Totals								Invoice Transactions	1	\$6.77
Account 25000 - Repairs & Maintenance- Equip										
313 - CARBONDALE WATER & SEWAGE SYSTEMS	08/06/26 -9	Acct. # 4-92510-014	Paid by Check # 25698		08/24/2026	08/28/2026	08/28/2026		08/27/2026	3.80
Account 25000 - Repairs & Maintenance- Equip Totals								Invoice Transactions	1	\$3.80
Division 40370 - Cemeteries Totals								Invoice Transactions	2	\$10.57
Department 40 - Public Works Totals								Invoice Transactions	49	\$64,429.55
Department 45 - Parks and Recreation										
Division 40500 - Parks and Recreation										
Account 23000 - Utilities- Electric										
7520 - DIRECT ENERGY BUSINESS	2623100600544 16	1832115	Paid by Check # 25666		08/25/2026	08/25/2026	08/25/2026		08/25/2026	57.03
5463 - HOMEFIELD ENERGY	010000217393	Acct. # 8222006319	Paid by Check # 25713		08/21/2026	08/28/2026	08/28/2026		08/27/2026	1.51
303 - AMEREN ILLINOIS	08/04/26 -6	Acct. # 96320-00421	Paid by Check # 25685		08/20/2026	08/28/2026	08/28/2026		08/27/2026	48.44
313 - CARBONDALE WATER & SEWAGE SYSTEMS	08/06/26 -11	Acct. # 4-93155-003	Paid by Check # 25698		08/24/2026	08/28/2026	08/28/2026		08/27/2026	11.53
Account 23000 - Utilities- Electric Totals								Invoice Transactions	4	\$118.51
Account 25000 - Repairs & Maintenance- Equip										
313 - CARBONDALE WATER & SEWAGE SYSTEMS	08/06/26 -11	Acct. # 4-93155-003	Paid by Check # 25698		08/24/2026	08/28/2026	08/28/2026		08/27/2026	3.80
Account 25000 - Repairs & Maintenance- Equip Totals								Invoice Transactions	1	\$3.80
Division 40500 - Parks and Recreation Totals								Invoice Transactions	5	\$122.31
Department 45 - Parks and Recreation Totals								Invoice Transactions	5	\$122.31
Fund 01 - General Totals								Invoice Transactions	124	\$424,120.64
Fund 08 - Payroll Claim Fund										
Account 20605-001 - Accrued Payroll Federal Income Tax Withholding										
1093 - INTERNAL REVENUE SERVICE	2027-00000046	FICA - FICA*	Paid by EFT # 76816		08/19/2026	08/19/2026	08/21/2026		08/21/2026	66,968.94
Account 20605-001 - Accrued Payroll Federal Income Tax Withholding Totals								Invoice Transactions	1	\$66,968.94
Account 20605-002 - Accrued Payroll Payroll Tax W/H- SIT										
1029 - ILLINOIS DEPARTMENT OF REVENUE	2027-00000045	SIT - State Income Tax*	Paid by EFT # 76815		08/19/2026	08/19/2026	08/21/2026		08/21/2026	32,558.86
Account 20605-002 - Accrued Payroll Payroll Tax W/H- SIT Totals								Invoice Transactions	1	\$32,558.86
Account 20605-003 - Accrued Payroll Payroll Tax W/H- FICA										
1093 - INTERNAL REVENUE SERVICE	2027-00000046	FICA - FICA*	Paid by EFT # 76816		08/19/2026	08/19/2026	08/21/2026		08/21/2026	75,271.52
Account 20605-003 - Accrued Payroll Payroll Tax W/H- FICA Totals								Invoice Transactions	1	\$75,271.52
Fund 08 - Payroll Claim Fund Totals								Invoice Transactions	3	\$174,799.32
Fund 11 - Motor Fuel Tax Fund										
Department 40 - Public Works										
Division 41013 - MFT Operating & Maintenance										
Account 23000 - Utilities- Electric										
303 - AMEREN ILLINOIS	08/05/26 -1	Acct. # 09211-40133	Paid by Check # 25685		08/20/2026	08/28/2026	08/28/2026		08/27/2026	129.73
303 - AMEREN ILLINOIS	08/06/26 -4	Acct. # 01081-71059	Paid by Check # 25685		08/20/2026	08/28/2026	08/28/2026		08/27/2026	84.22

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
303 - AMEREN ILLINOIS	08/07/26 -2	Acct. # 08780-75018	Paid by Check # 25685		08/20/2026	08/28/2026	08/28/2026		08/27/2026	423.65
303 - AMEREN ILLINOIS	08/06/26 -2	Acct. # 10810-44016	Paid by Check # 25685		08/20/2026	08/28/2026	08/28/2026		08/27/2026	97.37
303 - AMEREN ILLINOIS	08/14/26	Acct. # 18100-46007	Paid by Check # 25685		08/20/2026	08/28/2026	08/28/2026		08/27/2026	173.80
303 - AMEREN ILLINOIS	08/13/26	Acct. # 23790-61093	Paid by Check # 25685		08/20/2026	08/28/2026	08/28/2026		08/27/2026	111.45
Account 23000 - Utilities- Electric Totals									Invoice Transactions 6	\$1,020.22
Account 27300 - Operating Supplies & Materials										
5010 - POTTERS INDUSTRIES LLC	91490630	Glass Beads	Paid by Check # 25731		08/21/2026	08/28/2026	08/28/2026		08/27/2026	4,072.00
Account 27300 - Operating Supplies & Materials Totals									Invoice Transactions 1	\$4,072.00
Division 41013 - MFT Operating & Maintenance Totals									Invoice Transactions 7	\$5,092.22
Department 40 - Public Works Totals									Invoice Transactions 7	\$5,092.22
Department 50 - Community Investment										
Division 41017 - MFT CIP & Replacement										
Account 53100 - CIP Design Eng- Contractual										
4034 - THOUVENOT WADE & MOERCHEN INC	9985	Balance Due This Pay Estimate-ST2701	Paid by Check # 25651		08/18/2026	08/18/2026	08/18/2026		08/18/2026	2,343.00
Account 53100 - CIP Design Eng- Contractual Totals									Invoice Transactions 1	\$2,343.00
Division 41017 - MFT CIP & Replacement Totals									Invoice Transactions 1	\$2,343.00
Department 50 - Community Investment Totals									Invoice Transactions 1	\$2,343.00
Fund 11 - Motor Fuel Tax Fund Totals									Invoice Transactions 8	\$7,435.22
Fund 14 - Special Tax Allocation # 1 Fund										
Department 30 - Community Development										
Division 41401 - TIF District # 1										
Account 27100 - Other Outside Services										
7966 - CLARENCE W THOMAS	07/28/2026	Aug 15 show-Slapping Henry Blue	Paid by Check # 25644		08/18/2026	08/18/2026	08/18/2026		08/18/2026	400.00
7984 - HOT LIKE MARS LLC	08/20/2026	Off the Rails Talent 9/19/26	Paid by Check # 25669		08/25/2026	08/25/2026	08/25/2026		08/25/2026	3,000.00
7970 - MARCELLA SIMIEN LLC	07/21/2026	Off the Rails Talent 8/29/26	Paid by Check # 25676		08/25/2026	08/25/2026	08/25/2026		08/25/2026	2,250.00
7969 - ADAM FLETCHER	08/11/2026	Off the Rails Talent 9/4/26	Paid by Check # 25656		08/25/2026	08/25/2026	08/25/2026		08/25/2026	500.00
7836 - BRANCH CAFE AND MARKET	8/24/26	Hospitality for 8/29	Paid by Check # 25695		08/24/2026	08/28/2026	08/28/2026		08/27/2026	433.00
7443 - HENSON'S SEPTIC SERVICE INC.	161940.0	Portable restrooms for OTR concerts	Paid by Check # 25709		08/21/2026	08/28/2026	08/28/2026		08/27/2026	680.00
Account 27100 - Other Outside Services Totals									Invoice Transactions 6	\$7,263.00
Account 44000 - Program Grants										
7981 - JARED SMITH	1000775934	HVAC Direct 04/13,04/26-CCP015	Paid by Check # 25647		08/18/2026	08/18/2026	08/18/2026		08/18/2026	19,479.49
7981 - JARED SMITH	08/24/2026	Storefront Door-104 S. Marion St -CCP015	Paid by Check # 25673		08/25/2026	08/25/2026	08/25/2026		08/25/2026	6,360.00
Account 44000 - Program Grants Totals									Invoice Transactions 2	\$25,839.49
Division 41401 - TIF District # 1 Totals									Invoice Transactions 8	\$33,102.49
Department 30 - Community Development Totals									Invoice Transactions 8	\$33,102.49

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 14 - Special Tax Allocation # 1 Fund Totals							Invoice Transactions	8		\$33,102.49
Fund 15 - Special Tax Allocation # 2 Fund										
Department 30 - Community Development										
Division 41501 - TIF District # 2										
Account 27100 - Other Outside Services										
6024 - SIU ALUMNI ASSOCIATION	52847	SIU Homecoming Music Street Festival	Paid by Check # 25650		08/18/2026	08/18/2026	08/18/2026		08/18/2026	10,000.00
Account 27100 - Other Outside Services Totals							Invoice Transactions	1		\$10,000.00
Account 44000 - Program Grants										
7985 - JOHN KIRK	28JUL26-Boiler	Code Compliance Program-CCP016	Paid by Check # 25674		08/25/2026	08/25/2026	08/25/2026		08/25/2026	50,000.00
Account 44000 - Program Grants Totals							Invoice Transactions	1		\$50,000.00
Division 41501 - TIF District # 2 Totals							Invoice Transactions	2		\$60,000.00
Department 30 - Community Development Totals							Invoice Transactions	2		\$60,000.00
Fund 15 - Special Tax Allocation # 2 Fund Totals							Invoice Transactions	2		\$60,000.00
Fund 40 - Local Improvement Fund										
Department 50 - Community Investment										
Division 44007 - CIP & Replacement										
Account 53100 - CIP Design Eng- Contractual										
4034 - THOUVENOT WADE & MOERCHEN INC	100170a	Balance Due This Pay Estimate-ST2505	Paid by Check # 25652		08/18/2026	08/18/2026	08/18/2026		08/18/2026	11,462.08
Account 53100 - CIP Design Eng- Contractual Totals							Invoice Transactions	1		\$11,462.08
Account 56000 - CIP Construction-City Labor										
154 - W J BURKE ELECTRIC COMPANY INC	26597	Relocation of Fiber & Data Racks	Paid by Check # 25741		08/21/2026	08/28/2026	08/28/2026		08/27/2026	1,020.00
Account 56000 - CIP Construction-City Labor Totals							Invoice Transactions	1		\$1,020.00
Account 56500 - CIP Construction- Contractual										
6966 - JUDGE SERVICES. LLC	12547-1	Installation of Electrical Outlets and Lighting	Paid by Check # 25720		08/21/2026	08/28/2026	08/28/2026		08/27/2026	14,120.00
Account 56500 - CIP Construction- Contractual Totals							Invoice Transactions	1		\$14,120.00
Division 44007 - CIP & Replacement Totals							Invoice Transactions	3		\$26,602.08
Department 50 - Community Investment Totals							Invoice Transactions	3		\$26,602.08
Fund 40 - Local Improvement Fund Totals							Invoice Transactions	3		\$26,602.08
Fund 70 - Water & Sewer Fund										
Account 10331-002 - Accounts Receivable Other										
1177 - JACKSON COUNTY TREASURER	15-15-300-006	15-15-300-006 NWT Cell Tower	Paid by Check # 25719		08/27/2026	08/28/2026	08/28/2026		08/27/2026	10,329.66
Account 10331-002 - Accounts Receivable Other Totals							Invoice Transactions	1		\$10,329.66
Department 40 - Public Works										
Division 47000 - Support Services										
Account 26000 - Rental Charges										
5191 - RICOH USA INC	110257492	Copier Rent	Paid by Check # 25732		08/27/2026	08/28/2026	08/28/2026		08/27/2026	83.22
Account 26000 - Rental Charges Totals							Invoice Transactions	1		\$83.22
Account 27300 - Operating Supplies & Materials										
5191 - RICOH USA INC	1107518429	Overnight Shipping Charge-Toner	Paid by Check # 25649		08/18/2026	08/18/2026	08/18/2026		08/18/2026	41.00
Account 27300 - Operating Supplies & Materials Totals							Invoice Transactions	1		\$41.00

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
				Division 47000 - Support Services Totals				Invoice Transactions	2	\$124.22
Division 47002 - Lake Management										
Account 23000 - Utilities- Electric										
7520 - DIRECT ENERGY BUSINESS	262320060062861	1832114	Paid by Check # 25665		08/25/2026	08/25/2026	08/25/2026		08/25/2026	50.60
303 - AMEREN ILLINOIS	08/13/26 -1	Acct. # 84420-01513	Paid by Check # 25685		08/20/2026	08/28/2026	08/28/2026		08/27/2026	242.84
				Account 23000 - Utilities- Electric Totals				Invoice Transactions	2	\$293.44
				Division 47002 - Lake Management Totals				Invoice Transactions	2	\$293.44
Division 47011 - Water Treatment Plant										
Account 23000 - Utilities- Electric										
303 - AMEREN ILLINOIS	08/05/26 -3	Acct. # 09210-79003	Paid by Check # 25688		08/20/2026	08/28/2026	08/28/2026		08/27/2026	1,276.45
303 - AMEREN ILLINOIS	08/06/26 -1	Acct. # 21320-05718	Paid by Check # 25685		08/20/2026	08/28/2026	08/28/2026		08/27/2026	52.72
				Account 23000 - Utilities- Electric Totals				Invoice Transactions	2	\$1,329.17
Account 27300 - Operating Supplies & Materials										
269 - BRENNTAG MID-SOUTH INC	BMS230020	Chemical bid#26 - 17 Caustic Soda	Paid by Check # 25696		08/21/2026	08/28/2026	08/28/2026		08/27/2026	7,883.48
5550 - CHEMTRADE CHEMICALS US LLC	90438909	Chemical bid#26 - 17 Liquid Alum	Paid by Check # 25699		08/21/2026	08/28/2026	08/28/2026		08/27/2026	5,673.71
				Account 27300 - Operating Supplies & Materials Totals				Invoice Transactions	2	\$13,557.19
				Division 47011 - Water Treatment Plant Totals				Invoice Transactions	4	\$14,886.36
Division 47022 - SE Wastewater Treatment Plant										
Account 23000 - Utilities- Electric										
5807 - CONSTELLATION NEWENERGY GAS DIVISION LLC	4672665	Gas Service	Paid by Check # 25664		08/25/2026	08/25/2026	08/25/2026		08/25/2026	10.84
5463 - HOMEFIELD ENERGY	010000217393	Acct. # 8222006319	Paid by Check # 25713		08/21/2026	08/28/2026	08/28/2026		08/27/2026	4,071.83
				Account 23000 - Utilities- Electric Totals				Invoice Transactions	2	\$4,082.67
Account 25000 - Repairs & Maintenance- Equip										
313 - CARBONDALE WATER & SEWAGE SYSTEMS	08/06/26 -10	Acct. # 24-00240-002	Paid by Check # 25698		08/24/2026	08/28/2026	08/28/2026		08/27/2026	48.80
				Account 25000 - Repairs & Maintenance- Equip Totals				Invoice Transactions	1	\$48.80
Account 27500 - Motor Fuels & Lubricants										
934 - HINES OIL COMPANY	200298	Gear Drive Oil	Paid by Check # 25711		08/24/2026	08/28/2026	08/28/2026		08/27/2026	1,745.80
				Account 27500 - Motor Fuels & Lubricants Totals				Invoice Transactions	1	\$1,745.80
				Division 47022 - SE Wastewater Treatment Plant Totals				Invoice Transactions	4	\$5,877.27
Division 47023 - NW Wastewater Treatment Plant										
Account 23000 - Utilities- Electric										
5807 - CONSTELLATION NEWENERGY GAS DIVISION LLC	4672665	Gas Service	Paid by Check # 25664		08/25/2026	08/25/2026	08/25/2026		08/25/2026	16.94
303 - AMEREN ILLINOIS	08/04/26 -4	Acct. # 81420-07318	Paid by Check # 25685		08/20/2026	08/28/2026	08/28/2026		08/27/2026	87.45
303 - AMEREN ILLINOIS	08/04/26 -5	Acct. # 91420-07415	Paid by Check # 25685		08/20/2026	08/28/2026	08/28/2026		08/27/2026	76.57
				Account 23000 - Utilities- Electric Totals				Invoice Transactions	3	\$180.96
Account 25000 - Repairs & Maintenance- Equip										

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
313 - CARBONDALE WATER & SEWAGE SYSTEMS	08/06/26 -8	Acct. # 1-32540-002	Paid by Check # 25698		08/24/2026	08/28/2026	08/28/2026		08/27/2026	93.80
1434 - MUNICIPAL EQUIPMENT CO INC	INV0029156	Motor	Paid by Check # 25727		08/24/2026	08/28/2026	08/28/2026		08/27/2026	2,037.73
Account 25000 - Repairs & Maintenance- Equip Totals									Invoice Transactions 2	\$2,131.53
Account 27300 - Operating Supplies & Materials										
7402 - BLUE CARDINAL CHEMICAL	23224	Gloves Towels Soap	Paid by Check # 25694		08/24/2026	08/28/2026	08/28/2026		08/27/2026	1,598.69
2062 - SUNSHINE FILTERS PINELLA INC	156250	Blower Filters	Paid by Check # 25736		08/24/2026	08/28/2026	08/28/2026		08/27/2026	1,573.59
Account 27300 - Operating Supplies & Materials Totals									Invoice Transactions 2	\$3,172.28
Division 47023 - NW Wastewater Treatment Plant Totals									Invoice Transactions 7	\$5,484.77
Division 47025 - Sewage Lift Stations										
Account 22000 - Communications- Telephone										
7403 - HIGH TIDE TECHNOLOGIES	14039	High Tide Communication	Paid by Check # 25710		08/24/2026	08/28/2026	08/28/2026		08/27/2026	7,081.00
Account 22000 - Communications- Telephone Totals									Invoice Transactions 1	\$7,081.00
Account 23000 - Utilities- Electric										
303 - AMEREN ILLINOIS	08/05/26	Acct. # 62320-01618	Paid by Check # 25685		08/20/2026	08/28/2026	08/28/2026		08/27/2026	375.41
303 - AMEREN ILLINOIS	08/07/26 -1	Acct. # 30320-09216	Paid by Check # 25685		08/20/2026	08/28/2026	08/28/2026		08/27/2026	683.14
303 - AMEREN ILLINOIS	08/14/26 -1	Acct. # 12511-03193	Paid by Check # 25685		08/20/2026	08/28/2026	08/28/2026		08/27/2026	79.57
Account 23000 - Utilities- Electric Totals									Invoice Transactions 3	\$1,138.12
Account 50300 - Machinery & Equipment										
1434 - MUNICIPAL EQUIPMENT CO INC	INV0029139	Pump	Paid by Check # 25728		08/24/2026	08/28/2026	08/28/2026		08/27/2026	12,784.44
Account 50300 - Machinery & Equipment Totals									Invoice Transactions 1	\$12,784.44
Division 47025 - Sewage Lift Stations Totals									Invoice Transactions 5	\$21,003.56
Department 40 - Public Works Totals									Invoice Transactions 24	\$47,669.62
Department 50 - Community Investment										
Division 47045 - Water System- CIP & Replace										
Account 56500 - CIP Construction- Contractual										
4696 - A&W PLUMBING & HEATING INC	Pay Estimate # 4	Balance due this pay estimate - WS9202	Paid by Check # 25684		08/24/2026	08/28/2026	08/28/2026		08/27/2026	61,829.65
Account 56500 - CIP Construction- Contractual Totals									Invoice Transactions 1	\$61,829.65
Division 47045 - Water System- CIP & Replace Totals									Invoice Transactions 1	\$61,829.65
Department 50 - Community Investment Totals									Invoice Transactions 1	\$61,829.65
Fund 70 - Water & Sewer Fund Totals									Invoice Transactions 26	\$119,828.93
Fund 72 - Solid Waste Management										
Department 40 - Public Works										
Division 47200 - Refuse & Recycling Services										
Account 64000 - Other Debt Principal										
6076 - FIRST MID ILLINOIS BANK	September 2026	Loan #2739025730 Refuse Truck	Paid by Check # 25704		08/24/2026	08/28/2026	08/28/2026		08/27/2026	3,698.90
Account 64000 - Other Debt Principal Totals									Invoice Transactions 1	\$3,698.90
Account 64100 - Other Debt Interest										

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
6076 - FIRST MID ILLINOIS BANK	September 2026	Loan #2739025730 Refuse Truck	Paid by Check # 25704		08/24/2026	08/28/2026	08/28/2026		08/27/2026	135.48
Account 64100 - Other Debt Interest Totals								Invoice Transactions	1	\$135.48
Division 47200 - Refuse & Recycling Services Totals								Invoice Transactions	2	\$3,834.38
Department 40 - Public Works Totals								Invoice Transactions	2	\$3,834.38
Fund 72 - Solid Waste Management Totals								Invoice Transactions	2	\$3,834.38
Fund 79 - Group Health Insurance										
Account 14012-010 - Intrafund F/R Due from Operating										
406 - CARBONDALE MEDICAL CLAIMS	76959-1	Record Medical Claims for FY27 August 14,	Paid by Check # 25642		08/18/2026	08/18/2026	08/18/2026		08/18/2026	75,694.14
406 - CARBONDALE MEDICAL CLAIMS	08/21/2026	Record Medical Claims for FY27 August 21,	Paid by Check # 25659		08/25/2026	08/25/2026	08/25/2026		08/25/2026	148,818.85
Account 14012-010 - Intrafund F/R Due from Operating Totals								Invoice Transactions	2	\$224,512.99
Department 77 - Internal Service										
Division 47900 - Group Health Insurance										
Account 28100 - Insurance & Bonds										
6527 - AmWINS Group Benefits, Inc.	9666527	Retiree Health Insurance - September 2026	Paid by Check # 25657		08/25/2026	08/25/2026	08/25/2026		08/25/2026	8,448.66
Account 28100 - Insurance & Bonds Totals								Invoice Transactions	1	\$8,448.66
Division 47900 - Group Health Insurance Totals								Invoice Transactions	1	\$8,448.66
Department 77 - Internal Service Totals								Invoice Transactions	1	\$8,448.66
Fund 79 - Group Health Insurance Totals								Invoice Transactions	3	\$232,961.65
Fund 80 - Fire Pension										
Department 80 - Fiduciary										
Division 48000 - Fire Pension										
Account 85000 - Pension Benefits & Refunds										
705 - FIRE PENSION PAYROLL	08/19/2026	Pension Payroll-August 2026	Paid by EFT # 1573		08/25/2026	08/25/2026	08/25/2026		08/25/2026	206,927.72
Account 85000 - Pension Benefits & Refunds Totals								Invoice Transactions	1	\$206,927.72
Division 48000 - Fire Pension Totals								Invoice Transactions	1	\$206,927.72
Department 80 - Fiduciary Totals								Invoice Transactions	1	\$206,927.72
Fund 80 - Fire Pension Totals								Invoice Transactions	1	\$206,927.72
Fund 81 - Police Pension										
Department 80 - Fiduciary										
Division 48100 - Police Pension										
Account 85000 - Pension Benefits & Refunds										
1792 - POLICE PENSION PAYROLL	08/20/2026	Pension Dist. July 2026-J Vaughn	Paid by EFT # 1575		08/25/2026	08/25/2026	08/25/2026		08/25/2026	2,598.03
1792 - POLICE PENSION PAYROLL	08/20/26	Lump Sum Payout - S Tomas	Paid by EFT # 1576		08/25/2026	08/25/2026	08/25/2026		08/25/2026	5,710.00
1792 - POLICE PENSION PAYROLL	August 2026	Pension Payroll-August 2026	Paid by EFT # 1577		08/25/2026	08/25/2026	08/25/2026		08/25/2026	318,104.16
Account 85000 - Pension Benefits & Refunds Totals								Invoice Transactions	3	\$326,412.19
Division 48100 - Police Pension Totals								Invoice Transactions	3	\$326,412.19
Department 80 - Fiduciary Totals								Invoice Transactions	3	\$326,412.19
Fund 81 - Police Pension Totals								Invoice Transactions	3	\$326,412.19

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Grand Totals							Invoice Transactions 183		\$1,616,024.62	

DIRECTOR OF FINANCE

CITY MANAGER

DATE

DATE

This is to certify that the above warrant was duly presented at a meeting of the council on _____ and payment of said warrant has been made in accordance with the Carbondale Revised Code.

APPROVED:

Carolyn Harvey, Mayor

ATTEST:

Jennifer R. Sorrell, City Clerk

LIST OF WARRANTS REVIEWED BY:

Jeffrey M. Davis, City Treasurer



Agenda Item Details

Meeting:	September 8, 2026 - City Council Meeting
Category:	Consent Agenda
Subject:	Conditional Award of the Purchase of Motor Fuel Tax (MFT) Funded Street Maintenance Materials, Pending Concurrence by the Illinois Department of Transportation (IDOT) to: Illini Asphalt Corp., Benton, IL, for Section 27-00000-02-GM Group A in the amount of \$59,823.87
Type:	Action - Consent
Recommended Action:	Conditionally Award the Purchase of Motor Fuel Tax (MFT) Funded Street Maintenance Materials, Pending Concurrence by the Illinois Department of Transportation (IDOT) to: Illini Asphalt Corp., Benton, IL, for Section 27-00000-02-GM Group A in the amount of \$59,823.87
Goals:	Goal 1: Provide a high quality of life and foster a sense of community. Goal 3: Demonstrate fiscal responsibility and transparency while providing high-quality City services. Goal 5: Provide high-quality City infrastructure.
Originating Department:	Public Works

Background: On April 28, 2026, the City Council approved Resolution No. 2026-R-24 authorizing \$527,060 of Motor Fuel Tax (MFT) funds for street maintenance for Fiscal Year 2027. This amount falls within the City's approved Motor Fuel Tax Operations and Maintenance budget (41013).

The MFT maintenance materials included in this bid utilize only a portion of the previously approved funds. The bid specifications for the MFT Maintenance Materials were prepared, and the bid was advertised in the Southern Illinoisan on Saturday, August 8, 2026, and in the IDOT Bulletin. Fourteen (14) bid packets were sent to the firms listed on the attached Certificate, as well as to three (3) plan houses. One (1) bid was received on September 1, 2026, from the firm shown on the attached Bid Tabulation. The low bidder was Illini Asphalt Corp., Benton, IL, in the amount of \$59,823.87.

Staff suggests the Council conditionally award the purchase of MFT-Funded Street Maintenance Materials, pending concurrence by the Illinois Department of Transportation (IDOT) to: Illini Asphalt Corp., Benton, IL, for Section 27-00000-02-GM Group A in the amount of \$59,823.87. Chip seal was also bid for Oakland Cemetery in the amount of \$1,396.29, Pump House Road in the amount of \$10,588.17, and Boat Dock parking area in the amount of \$8,264.04; these funds are not MFT-eligible and are included in the individual budgets.

Additional Information:

Attachments:

1. 27-07 MFT Certificate 2026-08-08
2. 27-07 MFT Bid Tab 2026-09-08

Motion & Voting: Conditionally Award the Purchase of Motor Fuel Tax (MFT) Funded Street Maintenance Materials, Pending Concurrence by the Illinois Department of Transportation (IDOT) to: Illini Asphalt Corp., Benton, IL, for Section 27-00000-02-GM Group A in the amount of \$59,823.87

Motion by None, seconded by None.

Final Resolution: Motion

Yea: None

Nay: None

**CERTIFICATE IN CONNECTION WITH PURCHASE OF SUPPLIES,
EQUIPMENT & MATERIALS IN EXCESS OF \$10,000.00**

(This certificate must be furnished to the City Manager in connection with each purchase.)

The undersigned hereby certifies:

1. That the supplies, equipment or materials sought to be purchased are as follows:

Bid No. 27-07

MFT Materials - Bituminous Material Applied and Aggregate Spread

MFT Section 27-00000-02-GM

2. That specifications particularly and specifically describing same have been prepared, are complete in every detail, and a copy of same is attached.

3. That such supplies, equipment, or materials are needed in connection with:

maintenance of streets

4. That a notice calling for sealed bids are to be submitted on:

Tuesday, September 1, 2026, @ 10:00 a.m.

has been prepared, is attached hereto, and that the date fixed therein for reception of bids is more than 7 days after the date of this Certificate.

5. That a copy of such notice calling for sealed bids and a copy of the specifications have been furnished either by mail or personally this day to firms or persons most likely to be interested in submitting bids and furnishing such supplies, as follows:
(All persons advised about the requirements, either by mail, telephone, or personally must be listed here - three (3) or more competitors must be notified.)

Abell Construction Co.
11568 East Cypress Drive
Carbondale, IL 62901
Phone: 618-985-8286
brittany.abell@yahoo.com

MRD Trucking, Inc.
2035 Logan Street
Murphysboro, IL 62966
Phone: 618-924-1999
firepack12@hotmail.com

Anna Quarries
P.O. Box 180
Anna, IL 62906
Phone: 618-833-5121
info@annaquarries.com

Norman Fred Truck Service
1248 Enterprise Avenue
Murphysboro, IL 62966
Phone: 618-684-5612
normanfredtruckservice@yahoo.com

Dorris Trucking
4949 State Highway 154
Sesser, IL 62884-2065
Phone: 618-625-57553
sherry@dorrstrucking.com

R.G. Burke Construction Co.
P.O. Box 541
Murphysboro, IL 62966
Phone: 618-924-4208
rob@oilandchip.com

Illini Asphalt Corp.
P.O. Box 310
Benton, IL 62812
Phone: 618-435-8106
mcook@illiniasphalt.com

Sierra Bravo Contracting, LLC
7038 Highway 154
Sesser, IL 62884
Phone: 618-625-3456
dheath@sierrabravocontractors.com

So. Illinois Asphalt Co.
P.O. Box 518
Marion, IL 62959
Phone: 618-998-1615
Fax: 618-998-1744
jmcphail@deltacos.com

Beelman Logistics LLC
One Racehorse Drive
East St. Louis, IL 62205
Phone: 618-646-5300
Fax: 618-646-5400
ericf@beelman.com

Samron Midwest
PO Box 1555
Murphysboro, IL 62966
Phone: 618-687-55500
info@samron.com

Marathon Petroleum
200 E Forth Street
St Elmo, IL 62458
Phone: 618-829-3288
Fax: 618-435-2614
nddorner@marathonpetroleum.com

Quad-County Ready Mix
PO Box 158
Okawville, IL 62271-0158
Phone: 618-243-6430
Fax: 618-243-6300
quadrmix@midwest.net

America's Parking Remarketing
1060 Vondera Ave
Union, MO 63084
Phone: 636-225-7800
kent.greer@aprmo.com

Planhouses
Dodge Data
ePlan
Deltex

**To be AWARDED on September 8, 2026
This is the 10th day of August, 2026**

Name: _____

Christi Green

Risk Mgmt & Contract Administrator

City of
CARBONDALE
Illinois



FOR: MFT Material-Bituminous Material Applied and Aggregate Spread
Section 27-00000-02-GM

BID No. 27-07

DATE OF OPENING: September 1, 2026

[illegible]

Note:

This is a bid tab for proposals received September 1, 2026. Proposals will be reviewed by City Staff for acceptability.

Council approval is required for this contract.

The next City Council Meeting will be held at 7:00 p.m. on Tuesday, September 8, 2026.



Agenda Item Details

Meeting:	September 8, 2026 - City Council Meeting
Category:	Consent Agenda
Subject:	Ordinance Approving a Budget Adjustment to Increase the General Fund Budget and Award of the Replacement of the Old Train Depot HVAC Systems in the Amount of \$24,776.72 to Giant City HVAC Inc of Carbondale, Illinois
Type:	Action - Consent
Recommended Action:	Adopt an Ordinance Approving a Budget Adjustment to Increase the General Fund Budget and Award the replacement of the Old Train Depot HVAC systems in the amount of \$24,776.72 to Giant City HVAC Inc of Carbondale, Illinois.
Goals:	Goal 5: Provide high-quality City infrastructure. Goal 2: Establish programs/processes/networks to include diversity/inclusion/equity and justice. Goal 1: Provide a high quality of life and foster a sense of community.
Originating Department:	Public Works

Background: In August of 2026 two AC units at the old depot were found to be vandalized. Upon inspection of the units by staff, it was decided that the units would need to be replaced. A police report was filed, and the damage was turned over to insurance.

In order to initiate the implementation process, Building Maintenance staff obtained two quotes. Giant City HVAC was the lowest quote in the amount of 24,776.72.

Under Section 1-13-6-E7 of the Carbondale Revised Code, a contract for goods, services, or supplies may be approved when it is determined to be in the best interests of the City by a two-thirds (2/3) vote of the Council members present, with at least four (4) affirmative votes required (Ord. 2012-20). In accordance with this provision, staff deems the replacement of these damaged HVAC units is in the best interest of the city.

The recommended action is to adopt an ordinance approving a budget adjustment to increase the General Fund Budget in the amount of \$24,777 and award the replacement of 2 HVAC units at the old depot to Giant City HVAC, in the amount of \$24,776.72.

Additional Information:

Attachments:

1. Exhibit A- BA Old Depot HVAC replacement 2026-09-08
2. RSP HVAC Estimate Old Depot- Ins Replacement-2026-09-08
3. Giant City HVAC Estimate 1633 Old Depot- Ins Replacement-2026-09-08
4. Ordinance Authorizing a Budget Adjustment for old depot HVAC, 2026-9-8

Motion & Voting: Adopt an Ordinance Approving a Budget Adjustment to Increase the General Fund Budget and Award the replacement of the Old Train Depot HVAC systems in the amount of \$24,776.72 to Giant City HVAC Inc of Carbondale, Illinois.

Motion by None, seconded by None.

Final Resolution: Motion

Yea: None

Nay: None



RSP HEATING AND COOLING
6951 E. GRAND ROAD PO BOX 286
CARTERVILLE, IL 62918
becomfortable@rsphvac.com
www.rsphvac.com
(618) 942-2424 or (618) 439-2424
Fax: (618) 942-6060

HOME OWNER: Train Depot
ADDRESS: 111 S Illinois Ave.
Carbondale, IL 62901
PHONE: 618-201-3107 (Dave)

TODAYS DATE: 8/31/2026
Presented By: Josh Johnson
Email: joshjohnson@rsphvac.com
Phone: 618-559-0184
Quotes are valid for 10 days from this date

RSP HEATING AND COOLING PROPOSES THE FOLLOWING:

HEAT PUMP REPLACEMENT

- INSTALLATION OF (2) 5TWA4036A3000 HEATPUMPS
- INSTALLATION OF (2) 5TEM4B04AC31 AIRHANDLER WITH (2) BAYHTR1510BRK HEATKIT FOR BACK UP HEATING.
- EACH INSTALL WILL INCLUDE NEW PAD, COPPER LINE SETS, DRAIN PANS AND CONDENSATE TUBING, FINAL ELECTRICAL, AND TEST FIRE AND CLEAN UP.
- INSTALLATION OF BEAUTY COVERS TO HIDE LINE SETS AND DRAIN LINES.

PRICE INCLUDES ALL TAX, LABOR AND INSTALLATION

TOTAL PRICE FOR MATERIALS AND LABOR: \$24,983.30

By signing this proposal, you agree to the project details above and the RSP Payment Terms and Conditions (attached).

Client

Date

Josh Johnson
RSP Representative

Date

ESTIMATE

GIANT CITY HVAC, INC.
1330 S Giant City Rd
Carbondale, IL 62902-6275

giantcityhvac@gmail.com
+1 (618) 457-0400

Bill to
City of Carbondale

Estimate details
Estimate no.: 1633
Estimate date: 08/18/2026

P.O. Number: Train station

#	Product or service	Description	Qty	Rate	Amount
1.	5TWR4036A1000A	TRANE 3 TON HEAT PUMP 14 SEER2	2	\$4,228.20	\$8,456.40
2.	5TAMXD05AV41DB	HYPERION 23.5" WIDE AIR HANDLER	2	\$4,344.00	\$8,688.00
3.	BAYHTR1415BRK	15KW Heat Strip	2	\$171.00	\$342.00
4.	Lineset 3/4 x 5/16 x 35'	Copper freon lineset	2	\$156.56	\$313.12
5.	Whip and Disconnect	Whip and Disconnect	2	\$50.00	\$100.00
6.	SHEETMETAL	SHEETMETAL	8	\$75.00	\$600.00
7.	Drain pan	Drain pan	2	\$29.00	\$58.00
8.	LABOR	Jack Finley	24	\$75.00	\$1,800.00
9.	Journeyman	Randy Throgmorton	24	\$135.00	\$3,240.00
10.	Pro 8000 IAQ	Pro 8000 IAQ	2	\$289.60	\$579.20
11.	Misc Material	Lineset cover	2	\$300.00	\$600.00

Total

\$24,776.72

Accepted date

Accepted by

CITY OF CARBONDALE, ILLINOIS

ORDINANCE NO. 2026- ____

**AN ORDINANCE APPROVING A BUDGET ADJUSTMENT TO BUILDING
MAINTENANCE FY 2027 BUDGET**

**ADOPTED BY THE CITY COUNCIL
OF THE CITY OF CARBONDALE, ILLINOIS
THE 8TH DAY OF SEPTEMBER 2026**

**Published in pamphlet form by authority of the City Council of the City of Carbondale,
Jackson County, Illinois, this 8th day of September 2026.**

CERTIFICATE OF PUBLICATION

**I, Jennifer R. Sorrell, the duly qualified City Clerk of the City of Carbondale, Illinois,
and the official custodian of the records of said City, do hereby certify that this ordinance
was published in pamphlet form by authority of the City Council on the 8th day of September,
2026.**

Jennifer R. Sorrell, City Clerk

ORDINANCE NO. 2026- ____

**AN ORDINANCE APPROVING A BUDGET ADJUSTMENT TO INCREASE THE
BUILDING MAINTENANCE FY 2027 BUDGET**

WHEREAS, the City of Carbondale, Illinois, is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, pursuant to Article VII, Section 6(a), of the Illinois Constitution, 1970, the City of Carbondale may exercise any power and perform any function pertaining to its government and affairs including, but not limited to, the power to regulate for the protection of the public health, safety, morals, and welfare; and

WHEREAS, the FY2027 Building Maintenance budget does not include funds for budget overages; and

WHEREAS, in order to cover the budget overages in the Building Maintenance Budget in the Fiscal Year 2027 Budget in the amount of Twenty-four thousand seven hundred seventy-six and forty-two hundredths (\$24,776.42) Dollars; and

WHEREAS, the City Council of the City of Carbondale finds it in the best interest of the City of Carbondale to transfer funds into the Building Maintenance Budget in the amount of Twenty-four thousand seven hundred seventy-six and forty-two hundredths (\$24,776.42) Dollars

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF CARBONDALE AS FOLLOWS:**

SECTION 1. That the City Council deems it in the best interest of the citizens of Carbondale to adjust the budget by transferring funds into the Building Maintenance FY2027 budget in the amount of Twenty-four thousand seven hundred seventy-six and forty-two hundredths (\$24,776.42) Dollars in the manner as provided in Exhibit A, attached hereto and

incorporated by reference,

SECTION 2. That the FY2027 Budget is hereby adjusted in accordance with the expenditures as shown in Exhibit A, and such funds are hereby appropriated in accordance with law for the purposes of this Ordinance.

SECTION 3. That the City Manager of the City of Carbondale is hereby authorized to and shall take any and all reasonable, necessary and proper action to carry out the intent and purposes of this Ordinance.

SECTION 4. That the Finance Director is hereby authorized to transfer funds into the FY2027 Budget in accordance with this Ordinance, in the amount Twenty-four thousand seven hundred seventy-six and forty-two hundredths (\$24,776.42) Dollars as specified in Exhibit A attached hereto, and to disperse the funds from the FY2027 Budget for the expenditures as indicated in Exhibit A.

SECTION 5. That all ordinances and parts thereof in conflict herewith are expressly repealed and are of no other force and effect.

SECTION 6. That repeal of any ordinance by this Ordinance shall not affect any rights accrued or liability incurred under said repealed ordinance to the effective date hereof. The provisions of this Ordinance insofar as they are the same or substantially the same as those of any prior ordinance, shall be construed as a continuation of said prior ordinances.

SECTION 7. That it is the intention of the City Council of the City of Carbondale that this Ordinance and every provision thereof shall be considered separable, and the invalidity of any section, clause, or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

SECTION 8. That the City Council of the City of Carbondale finds that the subject matter of this Ordinance pertains to the government and affairs of the City of Carbondale and is passed pursuant to authorities granted it by State statutes and the Home Rule powers of the City of Carbondale pursuant to the provisions of Article VII, Section 6(a) of the Illinois Constitution.

SECTION 9. That this Ordinance shall take effect upon its passage, approval, recording, and publication in pamphlet form in accordance with law.

APPROVED: _____
Carolyn Harvey, Mayor

ATTEST: _____
Jennifer R. Sorrell, City Clerk



Agenda Item Details

Meeting:	September 8, 2026 - City Council Meeting
Category:	Consent Agenda
Subject:	Ordinance Approving a Budget Adjustment to Increase the General Fund Budget and Award of Airflow Ring Cleaning at City Hall and Public Safety Center HVAC Systems in the Amount of \$42,864
Type:	Action - Consent
Recommended Action:	Adopt an Ordinance Approving a Budget Adjustment to Increase the General Fund Budget and Award of airflow ring cleaning at City Hall and Public Safety Center HVAC systems in the amount of \$42,864
Goals:	Goal 3: Demonstrate fiscal responsibility and transparency while providing high-quality City services. Goal 5: Provide high-quality City infrastructure.
Originating Department:	Public Works

Background: The City of Carbondale was awarded a second round of no-match funding from the State of Illinois' Environmental Protection Agency's Energy Efficiency and Conservation Block Grant (EECBG) in July 2025, totaling \$250,000. This second round of funding, which requires no match, was approved by the Illinois Environmental Protection Agency (IEPA) to fund comprehensive energy audits of six energy-served sites owned by the City of Carbondale, including:

City Hall/Civic Center
Maintenance Building
Oakland Cemetery
MES and Garage (Municipal Equipment Services)
Fire Station #1
Public Safety Center

This program will also fund immediate actionable energy efficiency upgrades identified in the 2026 energy audits of six energy-served sites owned by the City of Carbondale, including but not limited to: the installation of energy-efficient lighting, installation of insulation, weather sealing, retrofitting of windows/doors, HVAC upgrades to existing systems, the purchase/installation of energy-efficient commercial appliances and equipment, and retrofitting of pumps/motors.

The energy audits cost nearly \$60,000 for all six sites, leaving \$190,000 for the implementation of actionable energy efficiency upgrades, which are currently in progress.

Bureau Veritas was the selected contractor to complete the audits due to the firm's clear and explicit commitment to measuring and documenting lighting levels at each facility, as well as its commitment to entering audit data into an ENERGY STAR Portfolio Manager, an energy benchmarking system. These additional services will support more precise lighting upgrade recommendations and strengthen the City's long-term energy tracking, benchmarking, and performance management efforts. Bureau Veritas completed these audits in April 2026. Bureau Veritas provided a ranking of improvements based on the return on investment of the item. HVAC items were noted particularly in the large commercial systems at the Public Safety Center and City Hall/Civic Center

Buildings. The items included Testing and Balancing of these systems as well as inspections and updates to the control systems(Airflow Ring Cleaning) and control programming at both locations.

In order to initiate the implementation process, Building Maintenance staff obtained a quote from one vendor for controls upgrades to the HVAC systems at the Public Safety Center and City Hall/Civic Center. The only proposal was submitted by Trane for \$42,864.

Under Section 1-13-6-E7 of the Carbondale Revised Code, a contract for goods, services, or supplies may be approved when it is determined to be in the best interests of the City by a two-thirds (2/3) vote of the Council members present, with at least four (4) affirmative votes required (Ord. 2012-20). In accordance with this provision, staff deems the Control upgrades (Airflow ring cleaning) of the HVAC systems at the Public Safety Center and City Hall/Civic Center is in the best interest of the City. The work is eligible for reimbursement through the EECBG program, provided it is completed by September 30, 2026.

The recommended action is to adopt an ordinance approving a budget adjustment to increase the General Fund Budget in the amount of \$42,864 and award the Controls Upgrade (Airflow Cleaning) of HVAC Units at the Public Safety Center and City Hall/Civic Center to Trane, in the amount of \$42,864.

Additional Information:

Attachments:

1. Carbondale Controls (Airflow Ring Cleaning) Quote 2026-09-08
2. Exhibit A - Building Maintenance BA City Hall and PSC 2026-09-08
3. Ordinance Authorizing a Budget Adjustment for City Hall and PSC HVAC Control Improvements 2026-9-8

Motion & Voting: Adopt an Ordinance Approving a Budget Adjustment to Increase the General Fund Budget and Award of airflow ring cleaning at City Hall and Public Safety Center HVAC systems in the amount of \$42,864

Motion by None, seconded by None.

Final Resolution: Motion

Yea: None

Nay: None



Controls Proposal

Prepared For: David Chamness

Date: 2026-09-01

Proposal Number: 8755616

Job/Project Name: Clean Airflow Rings for Balancing

Delivery Terms:

Freight Allowed and Prepaid - F.O.B. Factory

Payment Terms:

Net 30 Days

Trane U.S. Inc. is pleased to provide the following proposal for your consideration.

Airflow Ring Cleaning:

❖ **City Hall (Typical of 69 boxes)**

- Remove ceiling tile and access VAV inlet.
- Remove flex duct to access airflow measuring ring (Pricing does not include removal of metal ducting if flex duct is not present)
- Clean airflow ring in preparation for balancing
- Reassemble flex duct and replace ceiling tile.

❖ **City Hall (Typical of 41 boxes)**

- Remove ceiling tile and access VAV inlet.
- Remove flex duct to access airflow measuring ring (Pricing does not include removal of metal ducting if flex duct is not present)
- Clean airflow ring in preparation for balancing
- Reassemble flex duct and replace ceiling tile.

Total Price \$42,864.00

BAS Services include:

- System Engineering
- (1) Year Warranty

Clarifications:

- Pricing does not include lift rental if an boxes are inaccessible from a 10' step ladder.
- I.P. drops & Static IP Addresses shall be provided to Trane at no additional cost for network connection.
- Does not include anything not specifically detailed within this proposal
- Proposed pricing is based on work being performed during normal business hours
- Pricing based on existing HVAC equipment and existing controls being functional at time of work and does not include service or repair of existing equipment or controls

Ask your Trane representative about a Trane Service Agreement and/or Trane Intelligent Services to protect your investment.

Thank you for giving us this opportunity. If you have any questions or concerns, please call your Trane Account Manager at (314) 813-8190.

Sincerely,
Jim Pajares

Controls Account Manager
314-813-8190

Standard Contract Terms and Conditions

TERMS AND CONDITIONS – COMMERCIAL INSTALLATION

"Company" shall mean Trane U.S. Inc. for Work performed in the United States or Trane Canada ULC for Work performed in Canada.

1. Acceptance; Agreement. These terms and conditions are an integral part of Company's offer and form the basis of any agreement (the "Agreement") resulting from Company's proposal (the "Proposal") for the commercial goods and/or services described (the "Work"). **COMPANY'S TERMS AND CONDITIONS AND EQUIPMENT PRICES ARE SUBJECT TO PERIODIC CHANGE OR AMENDMENT.** The Proposal is subject to acceptance in writing by the party to whom this offer is made or an authorized agent ("Customer") delivered to Company within 30 days from the date of the Proposal. Prices in the Proposal are subject to change at any time upon notice to Customer. If Customer accepts the Proposal by placing an order, without the addition of any other terms and conditions of sale or any other modification, Customer's order shall be deemed acceptance of the Proposal subject to Company's terms and conditions. If Customer's order is expressly conditioned upon Company's acceptance or assent to terms and/or conditions other than those expressed herein, return of such order by Company with Company's terms and conditions attached or referenced serves as Company's notice of objection to Customer's terms and as Company's counteroffer to provide Work in accordance with the Proposal and the Company terms and conditions. If Customer does not reject or object in writing to Company within 10 days, Company's counteroffer will be deemed accepted. Notwithstanding anything to the contrary herein, Customer's acceptance of the Work by Company will in any event constitute an acceptance by Customer of Company's terms and conditions. This Agreement is subject to credit approval by Company. Upon disapproval of credit, Company may delay or suspend performance or, at its option, renegotiate prices and/or terms and conditions with Customer. If Company and Customer are unable to agree on such revisions, this Agreement shall be cancelled without any liability, other than Customer's obligation to pay for Work rendered by Company to the date of cancellation.

2. Connected Services. In addition to these terms and conditions, the Connected Services Terms of Service ("Connected Services Terms"), available at <https://www.trane.com/TraneConnectedServicesTerms>, as updated from time to time, are incorporated herein by reference and shall apply to the extent that Company provides Customer with Connected Services, as defined in the Connected Services Terms.

3. Title and Risk of Loss. All Equipment sales with destinations to Canada or the U.S. shall be made as follows: FOB Company's U.S. manufacturing facility or warehouse (full freight allowed). Title and risk of loss or damage to Equipment will pass to Customer upon tender of delivery of such to carrier at Company's U.S. manufacturing facility or warehouse.

4. Pricing and Taxes. Unless otherwise noted, the price in the Proposal includes standard ground transportation and, if required by law, all sales, consumer, use and similar taxes legally enacted as of the date hereof for equipment and material installed by Company. Tax exemption is contingent upon Customer furnishing appropriate certificates evidencing Customer's tax-exempt status. Company shall charge Customer additional costs for bonds agreed to be provided. Equipment sold on an uninstalled basis and any taxable labor/labour do not include sales tax and taxes will be added. Within thirty (30) days following Customer acceptance of the Proposal without addition of any other terms and conditions of sale or any modification, Customer shall provide notification of release for immediate production at Company's factory. Prices for Work are subject to change at any time prior to shipment to reflect any cost increases related to the manufacture, supply, and shipping of goods. This includes, but is not limited to, cost increases in raw materials, supplier components, labor, utilities, freight, logistics, wages and benefits, regulatory compliance, or any other event beyond Company's control. If such release is not received within 6 months after date of order receipt, Company reserves the right to cancel any order. If shipment is delayed due to Customer's actions, Company may also charge Customer storage fees. Company shall be entitled to equitable adjustments in the contract price to reflect any cost increases as set forth above and will provide notice to Customer prior to the date for which the increased price is to be in effect for the applicable customer contract. In no event will prices be decreased.

5. Exclusions from Work. Company's obligation is limited to the Work as defined and does not include any modifications to the Work site under the Americans With Disabilities Act or any other law or building code(s). In no event shall Company be required to perform work Company reasonably believes is outside of the defined Work without a written change order signed by Customer and Company.

6. Performance. Company shall perform the Work in accordance with industry standards generally applicable in the area under similar circumstances as of the time Company performs the Work. Company may refuse to perform any Work where working conditions could endanger property or put at risk the safety of persons. Unless otherwise agreed to by Customer and Company, at Customer's expense and before the Work begins, Customer will provide any necessary access platforms, catwalks to safely perform the Work in compliance with OSHA or state industrial safety regulations.

7. Payment. Customer shall pay Company's invoices within net 30 days of invoice date. Company may invoice Customer for all equipment or material furnished, whether delivered to the installation site or to an off-site storage facility and for all Work performed on-site or off-site. No retention shall be withheld from any payments except as expressly agreed in writing by Company, in which case retention shall be reduced per the contract documents and released no later than the date of substantial completion. Under no circumstances shall any retention be withheld for the equipment portion of the order. If payment is not received as required, Company may suspend performance and the time for completion shall be extended for a reasonable period of time not less than the period of suspension. Customer shall be liable to Company for all reasonable shutdown, standby and start-up costs as a result of the suspension. Company reserves the right to add to any account outstanding for more than 30 days a service charge equal to 1.5% of the principal amount due at the end of each month. Customer shall pay all costs (including attorneys' fees) incurred by Company in attempting to collect amounts due and otherwise enforcing these terms and conditions. If requested, Company will provide appropriate lien waivers upon receipt of payment. Customer agrees that, unless Customer makes payment in advance, Company will have a purchase money security interest in all equipment from Company to secure payment in full of all amounts due Company and its order for the equipment, together with these terms and conditions, form a security agreement. Customer shall keep the equipment free of all taxes and encumbrances, shall not remove the equipment from its original installation point and shall not assign or transfer any interest in the equipment until all payments due Company have been made.

8. Time for Completion. Except to the extent otherwise expressly agreed in writing signed by an authorized representative of Company, all dates provided by Company or its representatives for commencement, progress or completion are estimates only. While Company shall use commercially reasonable efforts to meet such estimated dates, Company shall not be responsible for any damages for its failure to do so. Delivery dates are approximate and not guaranteed. Company will use commercially reasonable efforts to deliver the Equipment on or before the estimated delivery date, will notify Customer if the estimated delivery dates cannot be honored, and will deliver the Equipment and services as soon as practicable thereafter. In no event will Company be liable for any damages or expenses caused by delays in delivery.

9. Access. Company and its subcontractors shall be provided access to the Work site during regular business hours, or such other hours as may be requested by Company and acceptable to the Work site's owner or tenant for the performance of the Work, including sufficient areas for staging, mobilization, and storage. Company's access to correct any emergency condition shall not be restricted. Customer grants to Company the right to remotely connect (via phone modem, internet or other agreed upon means) to Customer's building automation system (BAS) and/or HVAC equipment to view, extract, or otherwise collect and retain data from the BAS, HVAC equipment, or other building systems, and to diagnose and remotely make repairs at Customer's request.

10. Completion. Notwithstanding any other term or condition herein, when Company informs Customer that the Work has been completed, Customer shall inspect the Work in the presence of Company's representative, and Customer shall either (a) accept the Work in its entirety in writing, or (b) accept the Work in part and specifically identify, in writing, any exception items. Customer agrees to re-inspect any and all excepted items as soon as Company informs Customer that all such excepted items have been completed. The initial acceptance inspection shall take place within ten (10) days from the date when Company informs Customer that the Work has been completed. Any subsequent re-inspection of excepted items shall take place within five (5) days from the date when Company informs Customer that the excepted items have been completed. Customer's failure to cooperate and complete any of said inspections within the required time limits shall constitute complete acceptance of the Work as of ten (10) days from date when Company informs Customer that the Work, or the excepted items, if applicable, has/have been completed.

11. Permits and Governmental Fees. Company shall secure (with Customer's assistance) and pay for building and other permits and governmental fees, licenses, and inspections necessary for proper performance and completion of the Work which are legally required when bids from Company's subcontractors are received, negotiations thereon concluded, or the effective date of a relevant Change Order, whichever is later. Customer is responsible for necessary approvals, easements, assessments and charges for construction, use or occupancy of permanent structures or for permanent changes to existing facilities. If the cost of such permits, fees, licenses and inspections are not included in the Proposal, Company will invoice Customer for such costs.

12. Utilities During Construction. Customer shall provide without charge to Company all water, heat, and utilities required for performance of the Work.

13. Concealed or Unknown Conditions. In the performance of the Work, if Company encounters conditions at the Work site that are (i) subsurface or otherwise concealed physical conditions that differ materially from those indicated on drawings expressly incorporated herein or (ii) unknown physical conditions of an unusual nature that differ materially from those conditions ordinarily found to exist and generally recognized as inherent in construction activities of the type and character as the Work, Company shall notify Customer of such conditions promptly, prior to significantly disturbing same. If such conditions differ materially and cause an increase in Company's cost of, or time required for, performance of any part of the Work, Company shall be entitled to, and Customer shall consent by Change Order to, an equitable adjustment in the Contract Price, contract time, or both.

14. Pre-Existing Conditions. Company is not liable for any claims, damages, losses, or expenses, arising from or related to conditions that existed in, on, or upon the Work site before the Commencement Date of this Agreement ("Pre-Existing Conditions"), including, without limitation, damages, losses, or expenses involving Pre-Existing Conditions of building envelope issues, mechanical issues, plumbing issues, and/or indoor air quality issues involving mold/mould and/or fungi. Company also is not liable for any claims, damages, losses, or expenses, arising from or related to work done by or services provided by individuals or entities that are not employed by or hired by Company.

15. Asbestos and Hazardous Materials. Company's Work and other services in connection with this Agreement expressly excludes any identification, abatement, cleanup, control, disposal, removal or other work connected with asbestos, polychlorinated biphenyl ("PCB"), or other hazardous materials (hereinafter, collectively, "Hazardous Materials"). Customer warrants and represents that, except as set forth in a writing signed by Company, there are no Hazardous Materials on the Work site

that will in any way affect Company's Work and Customer has disclosed to Company the existence and location of any Hazardous Materials in all areas within which Company will be performing the Work. Should Company become aware of or suspect the presence of Hazardous Materials, Company may immediately stop work in the affected area and shall notify Customer. Customer will be exclusively responsible for taking any and all action necessary to correct the condition in accordance with all applicable laws and regulations. Customer shall be exclusively responsible for and, to the fullest extent permitted by law, shall indemnify and hold harmless Company (including its employees, agents and subcontractors) from and against any loss, claim, liability, fees, penalties, injury (including death) or liability of any nature, and the payment thereof arising out of or relating to any Hazardous Materials on or about the Work site, not brought onto the Work site by Company. Company shall be required to resume performance of the Work in the affected area only in the absence of Hazardous Materials or when the affected area has been rendered harmless. In no event shall Company be obligated to transport or handle Hazardous Materials, provide any notices to any governmental agency, or examine the Work site for the presence of Hazardous Materials.

16. Force Majeure. Company's duty to perform under this Agreement is contingent upon the non-occurrence of an Event of Force Majeure. If Company shall be unable to carry out any material obligation under this Agreement due to an Event of Force Majeure, this Agreement shall at Company's election (i) remain in effect but Company's obligations shall be suspended until the uncontrollable event terminates or (ii) be terminated upon 10 days' notice to Customer, in which event Customer shall pay Company for all parts of the Work furnished to the date of termination. An "Event of Force Majeure" shall mean any cause or event beyond the control of Company. Without limiting the foregoing, "Event of Force Majeure" includes: acts of God; acts of terrorism, war or the public enemy; flood; earthquake; tornado; storm; fire; civil disobedience; pandemic insurrections; riots; labor/labour disputes; labor/labour or material shortages; sabotage; restraint by court order or public authority (whether valid or invalid), and action or non-action by or inability to obtain or keep in force the necessary governmental authorizations, permits, licenses, certificates or approvals if not caused by Company; and the requirements of any applicable government in any manner that diverts either the material or the finished product to the direct or indirect benefit of the government.

17. Customer's Breach. Each of the following events or conditions shall constitute a breach by Customer and shall give Company the right, without an election of remedies, to terminate this Agreement or suspend performance by delivery of written notice: (1) Any failure by Customer to pay amounts when due; or (2) any general assignment by Customer for the benefit of its creditors, or if Customer becomes bankrupt or insolvent or takes the benefit of any statute for bankrupt or insolvent debtors, or makes or proposes to make any proposal or arrangement with creditors, or if any steps are taken for the winding up or other termination of Customer or the liquidation of its assets, or if a trustee, receiver, or similar person is appointed over any of the assets or interests of Customer; (3) Any representation or warranty furnished by Customer in this Agreement is false or misleading in any material respect when made; or (4) Any failure by Customer to perform or comply with any material provision of this Agreement. Customer shall be liable to Company for all Work furnished to date and all damages sustained by Company (including lost profit and overhead)

18. Indemnity. To the fullest extent permitted by law, Company and Customer shall indemnify, defend and hold harmless each other from any and all claims, actions, costs, expenses, damages and liabilities, including reasonable attorneys' fees, resulting from death or bodily injury or damage to real or tangible personal property, to the extent caused by the negligence or misconduct of their respective employees or other authorized agents in connection with their activities within the scope of this Agreement. Neither party shall indemnify the other against claims, damages, expenses or liabilities to the extent attributable to the acts or omissions of the other party. If the parties are both at fault, the obligation to indemnify shall be proportional to their relative fault. The duty to indemnify will continue in full force and effect, notwithstanding the expiration or early termination hereof, with respect to any claims based on facts or conditions that occurred prior to expiration or termination.

19. Limitation of Liability. NOTWITHSTANDING ANYTHING TO THE CONTRARY, IN NO EVENT SHALL COMPANY BE LIABLE FOR ANY SPECIAL, INCIDENTAL, INDIRECT CONSEQUENTIAL, OR PUNITIVE OR EXEMPLARY DAMAGES (INCLUDING WITHOUT LIMITATION BUSINESS INTERRUPTION, LOST DATA, LOST REVENUE, LOST PROFITS, LOST DOLLAR SAVINGS, OR LOST ENERGY USE SAVINGS, INCLUDING CONTAMINANTS LIABILITIES, EVEN IF A PARTY HAS BEEN ADVISED OF SUCH POSSIBLE DAMAGES OR IF SAME WERE REASONABLY FORESEEABLE AND REGARDLESS OF WHETHER THE CAUSE OF ACTION IS FRAMED IN CONTRACT, NEGLIGENCE, ANY OTHER TORT, WARRANTY, STRICT LIABILITY, OR PRODUCT LIABILITY). In no event will Company's liability in connection with the provision of products or services or otherwise under this Agreement exceed the entire amount paid to Company by Customer under this Agreement.

20. CONTAMINANTS LIABILITY

The transmission of COVID-19 may occur in a variety of ways and circumstances, many of the aspects of which are currently not known. HVAC systems, products, services and other offerings have not been tested for their effectiveness in reducing the spread of COVID-19, including through the air in closed environments. **IN NO EVENT WILL COMPANY BE LIABLE UNDER THIS AGREEMENT OR OTHERWISE FOR ANY INDEMNIFICATION, ACTION OR CLAIM, WHETHER BASED ON WARRANTY, CONTRACT, TORT OR OTHERWISE, FOR ANY BODILY INJURY (INCLUDING DEATH), DAMAGE TO PROPERTY, OR ANY OTHER LIABILITIES, DAMAGES OR COSTS RELATED TO CONTAMINANTS (INCLUDING THE SPREAD, TRANSMISSION, MITIGATION, ELIMINATION, OR CONTAMINATION THEREOF) (COLLECTIVELY, "CONTAMINANT LIABILITIES") AND CUSTOMER HEREBY EXPRESSLY RELEASES COMPANY FROM ANY SUCH CONTAMINANTS LIABILITIES.**

21. Patent Indemnity. Company shall protect and indemnify Customer from and against all claims, damages, judgments and loss arising from infringement or alleged infringement of any United States patent by any of the goods manufactured by Company and delivered hereunder, provided that in the event of suit or threat of suit for patent infringement, Company shall promptly be notified and given full opportunity to negotiate a settlement. Company does not warrant against infringement by reason of Customer's design of the articles or the use thereof in combination with other materials or in the operation of any process. In the event of litigation, Customer agrees to reasonably cooperate with Company. In connection with any proceeding under the provisions of this Section, all parties concerned shall be entitled to be represented by counsel at their own expense.

22. Limited Warranty. Company warrants for a period of 12 months from the date of substantial completion ("Warranty Period") commercial equipment manufactured and installed by Company against failure due to defects in material and manufacture and that the labor/labour furnished is warranted to have been properly performed (the "Limited Warranty"). Trane equipment sold on an uninstalled basis is warranted in accordance with Company's standard warranty for supplied equipment. **Product manufactured by Company that includes required startup and is sold in North America will not be warranted by Company unless Company performs the product start-up.** Substantial completion shall be the earlier of the date that the Work is sufficiently complete so that the Work can be utilized for its intended use or the date that Customer receives beneficial use of the Work. If such defect is discovered within the Warranty Period, Company will correct the defect or furnish replacement equipment (or, at its option, parts therefor) and, if said equipment was installed pursuant hereto, labor/labour associated with the replacement of parts or equipment not conforming to this Limited Warranty. Defects must be reported to Company within the Warranty Period. Exclusions from this Limited Warranty include damage or failure arising from: wear and tear; corrosion, erosion, deterioration; Customer's failure to follow the Company-provided maintenance plan; refrigerant not supplied by Company; and modifications made by others to Company's equipment. Company shall not be obligated to pay for the cost of lost refrigerant. Notwithstanding the foregoing, all warranties provided herein terminate upon termination or cancellation of this Agreement. No warranty liability whatsoever shall attach to Company until the Work has been paid for in full and then said liability shall be limited to the lesser of Company's cost to correct the defective Work and/or the purchase price of the equipment shown to be defective. Equipment, material and/or parts that are not manufactured by Company ("Third-Party Product(s)") are not warranted by Company and have such warranties as may be extended by the respective manufacturer. **CUSTOMER UNDERSTANDS THAT COMPANY IS NOT THE MANUFACTURER OF ANY THIRD-PARTY PRODUCT(S) AND ANY WARRANTIES, CLAIMS, STATEMENTS, REPRESENTATIONS, OR SPECIFICATIONS ARE THOSE OF THE THIRD-PARTY MANUFACTURER, NOT COMPANY AND CUSTOMER IS NOT RELYING ON ANY WARRANTIES, CLAIMS, STATEMENTS, REPRESENTATIONS, OR SPECIFICATIONS REGARDING THE THIRD-PARTY PRODUCT THAT MAY BE PROVIDED BY COMPANY OR ITS AFFILIATES, WHETHER ORAL OR WRITTEN. THE WARRANTY AND LIABILITY SET FORTH IN THIS AGREEMENT ARE IN LIEU OF ALL OTHER WARRANTIES AND LIABILITIES, WHETHER IN CONTRACT OR IN NEGLIGENCE, EXPRESS OR IMPLIED, IN LAW OR IN FACT, INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE AND/OR OTHERS ARISING FROM COURSE OF DEALING OR TRADE. COMPANY MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND, INCLUDING WARRANTY OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE. ADDITIONALLY, COMPANY MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND REGARDING PREVENTING, ELIMINATING, REDUCING OR INHIBITING ANY MOLD, FUNGUS, BACTERIA, VIRUS, MICROBIAL GROWTH, OR ANY OTHER CONTAMINANTS (INCLUDING COVID-19 OR ANY SIMILAR VIRUS) (COLLECTIVELY, "CONTAMINANTS"), WHETHER INVOLVING OR IN CONNECTION WITH EQUIPMENT, ANY COMPONENT THEREOF, SERVICES OR OTHERWISE. IN NO EVENT SHALL COMPANY HAVE ANY LIABILITY FOR THE PREVENTION, ELIMINATION, REDUCTION OR INHIBITION OF THE GROWTH OR SPREAD OF SUCH CONTAMINANTS INVOLVING OR IN CONNECTION WITH ANY EQUIPMENT, THIRD-PARTY PRODUCT, OR ANY COMPONENT THEREOF, SERVICES OR OTHERWISE AND CUSTOMER HEREBY SPECIFICALLY ACKNOWLEDGES AND AGREES THERETO.**

23. Insurance. Company agrees to maintain the following insurance while the Work is being performed with limits not less than shown below and will, upon request from Customer, provide a Certificate of evidencing the following coverage:

Commercial General Liability	\$2,000,000 per occurrence
Automobile Liability	\$2,000,000 CSL
Workers Compensation	Statutory Limits

If Customer has requested to be named as an additional insured under Company's insurance policy, Company will do so but only subject to Company's manuscript additional insured endorsement under its primary Commercial General Liability policies. In no event does Company waive its right of subrogation.

24. Commencement of Statutory Limitation Period. Except as to warranty claims, as may be applicable, any applicable statutes of limitation for acts or failures to act shall commence to run, and any alleged cause of action stemming therefrom shall be deemed to have accrued, in any and all events not later than the last date that Company or its subcontractors physically performed work on the project site.

25. General. Except as provided below, to the maximum extent provided by law, this Agreement is made and shall be interpreted and enforced in accordance with the laws of the state or province in which the Work is performed, without regard to choice of law principles which might otherwise call for the application of a different state's or province's law. Any dispute arising under or relating to this Agreement that is not disposed of by agreement shall be decided by litigation in a court of competent jurisdiction located in the state or province in which the Work is performed. To the extent the Work site is owned and/or operated by any agency of the Federal Government, determination of any substantive issue of law shall be according to the Federal common law of Government contracts as enunciated and applied by Federal judicial bodies and boards of contract appeals of the Federal Government. This Agreement contains all of the agreements, representations and understandings of the parties and supersedes all previous understandings, commitments or agreements, oral or written, related to the subject matter hereof. This Agreement may not be amended, modified or terminated except by a writing signed by the parties hereto. No documents shall be incorporated herein by reference except to the extent Company is a signatory thereon. If any term or condition of this Agreement is invalid, illegal or incapable of being enforced by any rule of law, all other terms and conditions of this Agreement will nevertheless remain in full force and effect as long as the economic or legal substance of the transaction contemplated hereby is not affected in a manner adverse to any party hereto. Customer may not assign, transfer, or convey this Agreement, or any part hereof, or its right, title or interest herein, without the written consent of the Company. Subject to the foregoing, this Agreement shall be binding upon and inure to the benefit of Customer's permitted successors and assigns. This Agreement may be executed in several counterparts, each of which when executed shall be deemed to be an original, but all together shall constitute but one and the same Agreement. A fully executed facsimile copy hereof or the several counterparts shall suffice as an original.

26. Equal Employment Opportunity/Affirmative Action Clause. Company is a federal contractor that complies fully with Executive Order 11246, as amended, and the applicable regulations contained in 41 C.F.R. Parts 60-1 through 60-60, 29 U.S.C. Section 793 and the applicable regulations contained in 41 C.F.R. Part 60-741; and 38 U.S.C. Section 4212 and the applicable regulations contained in 41 C.F.R. Part 60-250 Executive Order 13496 and Section 29 CFR 471, appendix A to subpart A, regarding the notice of employee rights in the United States and with Canadian Charter of Rights and Freedoms Schedule B to the Canada Act 1982 (U.K.) 1982, c. 11 and applicable Provincial Human Rights Codes and employment law in Canada.

27. U.S. Government Work.

The following provision applies only to direct sales by Company to the US Government. The Parties acknowledge that all items or services ordered and delivered under this Agreement are Commercial Items as defined under Part 12 of the Federal Acquisition Regulation (FAR). In particular, Company agrees to be bound only by those Federal contracting clauses that apply to "commercial" suppliers and that are contained in FAR 52.212-5(e)(1). Company complies with 52.219-8 or 52.219-9 in its service and installation contracting business.

The following provision applies only to indirect sales by Company to the US Government. As a Commercial Item Subcontractor, Company accepts only the following mandatory flow down provisions in effect as of the date of this subcontract: 52.203-19; 52.204-21; 52.204-23; 52.219-8; 52.222-21; 52.222-26; 52.222-35; 52.222-36; 52.222-50; 52.225-26; 52.247-64. If the Work is in connection with a U.S. Government contract, Customer certifies that it has provided and will provide current, accurate, and complete information, representations and certifications to all government officials, including but not limited to the contracting officer and officials of the Small Business Administration, on all matters related to the prime contract, including but not limited to all aspects of its ownership, eligibility, and performance. Anything herein notwithstanding, Company will have no obligations to Customer unless and until Customer provides Company with a true, correct and complete executed copy of the prime contract. Upon request, Customer will provide copies to Company of all requested written communications with any government official related to the prime contract prior to or concurrent with the execution thereof, including but not limited to any communications related to Customer's ownership, eligibility or performance of the prime contract. Customer will obtain written authorization and approval from Company prior to providing any government official any information about Company's performance of the work that is the subject of the Proposal or this Agreement, other than the Proposal or this Agreement.

28. Limited Waiver of Sovereign Immunity. If Customer is an Indian tribe (in the U.S.) or a First Nation or Band Council (in Canada), Customer, whether acting in its capacity as a government, governmental entity, a duly organized corporate entity or otherwise, for itself and for its agents, successors, and assigns: (1) hereby provides this limited waiver of its sovereign immunity as to any damages, claims, lawsuit, or cause of action (herein "Action") brought against Customer by Company and arising or alleged to arise out of the furnishing by Company of any product or service under this Agreement, whether such Action is based in contract, tort, strict liability, civil liability or any other legal theory; (2) agrees that jurisdiction and venue for any such Action shall be proper and valid (a) if Customer is in the U.S., in any state or United States court located in the state in which Company is performing this Agreement or (b) if Customer is in Canada, in the superior court of the province or territory in which the work was performed; (3) expressly consents to such Action, and waives any objection to jurisdiction or venue; (4) waives any requirement of exhaustion of tribal court or administrative remedies for any Action arising out of or related to this Agreement; and (5) expressly acknowledges and agrees that Company is not subject to the jurisdiction of Customer's tribal court or any similar tribal forum, that Customer will not bring any action against Company in tribal court, and that Customer will not avail itself of any ruling or direction of the tribal court permitting or directing it to suspend its payment or other obligations under this Agreement. The individual signing on behalf of Customer warrants and represents that such individual is duly authorized to provide this waiver and enter into this Agreement and that this Agreement constitutes the valid and legally binding obligation of Customer, enforceable in accordance with its terms.

29. Building Automation Systems and Network Security. Customer and Trane acknowledge that Building Automation System (BAS) and connected networks security requires Customer and Trane to maintain certain cybersecurity obligations. Customer acknowledges that upon completion of installation and configuration of the BAS, the Customer maintains ownership of the BAS and the connected network equipment. Except for any applicable warranty obligations, Customer is solely responsible for the maintenance and security of the BAS and related networks and systems. In the event there is a service agreement between Trane and Customer, Trane will provide the services as set forth in the service agreement.

In order to maintain a minimum level of security for the BAS, associated networks, network equipment and systems, Customer's cybersecurity responsibilities include without limitation:

1. Ensure that the BAS, networks, and network equipment are physically secure and not accessible to unauthorized personnel.
2. Ensure the BAS remains behind a secure firewall and properly segmented from all other customer networks and systems, especially those with sensitive information.
3. Keep all Inbound ports closed to any IP Addresses in the BAS.
4. Remove all forwarded inbound ports and IP Addresses to the BAS.
5. Maintain user login credentials and unique passwords, including the use of strong passwords and the removal of access for users who no longer require access.
6. Where remote access is desired, utilize a secure method such as Trane Connect Secure Remote Access or your own VPN.
7. For any Trane services requiring remote data transfer and/or remote user access, configure the BAS and related firewall(s) per instructions provided by Trane. This typically includes configuring Port 443 and associated firewall(s) for Outbound only.
8. Perform regular system maintenance to ensure that your BAS is properly secured, including regular software updates to your BAS and related network equipment (i.e., firewalls).

Any and all claims, actions, losses, expenses, costs, damages, or liabilities of any nature due to Customer's failure to maintain BAS security responsibilities and/or industry standards for cybersecurity are the sole responsibility of the Customer.

1-26.251-10(1024)
Supersedes 1-26.251-10(1023)

SECURITY ADDENDUM

This Addendum shall be applicable to the sale, installation and use of Trane equipment and the sale and provision of Trane services. "Trane" shall mean Trane U.S. Inc. for sales and services in the United States, or Trane Canada ULC for sales and services in Canada.

1. **Definitions.** All terms used in this Addendum shall have the meaning specified in the Agreement unless otherwise defined herein. For the purposes of this Addendum, the following terms are defined as follows:

"**Customer Data**" means Customer account information as related to the Services only and does not include HVAC Machine Data or personal data. Trane does not require, nor shall Customer provide personal data to Trane under the Agreement. Such data is not required for Trane to provide its Equipment and/or Services to the Customer.

"**Equipment**" shall have the meaning set forth in the Agreement.

"**HVAC Machine Data**" means data generated and collected from the product or furnished service without manual entry. HVAC Machine Data is data relating to the physical measurements and operating conditions of a HVAC system, such as but not limited to, temperatures, humidity, pressure, HVAC equipment status. HVAC Machine Data does not include Personal Data and, for the purposes of this agreement, the names of users of Trane's controls products or hosted applications shall not be Personal Data, if any such user chooses to use his/her name(s) in the created accounts within the controls product (e.g., firstname.lastname@address.com). HVAC Machine Data may be used by Trane: (a) to provide better support services and/or products to users of its products and services; (b) to assess compliance with Trane terms and conditions; (c) for statistical or other analysis of the collective characteristics and behaviors of product and services users; (d) to backup user and other data or information and/or provide remote support and/or restoration; (e) to provide or undertake: engineering analysis; failure analysis; warranty analysis; energy analysis; predictive analysis; service analysis; product usage analysis; and/or other desirable analysis, including, but not limited to, histories or trends of any of the foregoing; and (f) to otherwise understand and respond to the needs of users of the product or furnished service. "Personal Data" means data and/or information that is owned or controlled by Customer, and that names or identifies, or is about a natural person, such as: (i) data that is explicitly defined as a regulated category of data under any data privacy laws applicable to Customer; (ii) non-public personal information ("NPI") or personal information ("PI"), such as national identification number, passport number, social security number, social insurance number, or driver's license number; (iii) health or medical information, such as insurance information, medical prognosis, diagnosis information, or genetic information; (iv) financial information, such as a policy number, credit card number, and/or bank account number; (v) personally identifying technical information (whether transmitted or stored in cookies, devices, or otherwise), such as IP address, MAC address, device identifier, International Mobile Equipment Identifier ("IMEI"), or advertising identifier; (vi) biometric information; and/or (vii) sensitive personal data, such as, race, religion, marital status, disability, gender, sexual orientation, geolocation, or mother's maiden name.

"**Security Incident**" shall refer to (i) a compromise of any network, system, application or data in which Customer Data has been accessed or acquired by an unauthorized third party; (ii) any situation where Trane reasonably suspects that such compromise may have occurred; or (iii) any actual or reasonably suspected unauthorized or illegal Processing, loss, use, disclosure or acquisition of or access to any Customer Data.

"**Services**" shall have the meaning set forth in the Agreement.

2. **HVAC Machine Data; Access to Customer Extranet and Third Party Systems.** If Customer grants Trane access to HVAC Machine Data via web portals or other non-public websites or extranet services on Customer's or a third party's website or system (each, an "Extranet"), Trane will comply with the following:
- Accounts.** Trane will ensure that Trane's personnel use only the Extranet account(s) designated by Customer and will require Trane personnel to keep their access credentials confidential.
 - Systems.** Trane will access the Extranet only through computing or processing systems or applications running operating systems managed by Trane that include: (i) system network firewalls; (ii) centralized patch management; (iii) operating system appropriate anti-malware software; and (iv) for portable devices, full disk encryption.
 - Restrictions.** Unless otherwise approved by Customer in writing, Trane will not download, mirror or permanently store any HVAC Machine Data from any Extranet on any medium, including any machines, devices or servers.
 - Account Termination.** Trane will terminate the account of each of Trane's personnel in accordance with Trane's standard practices after any specific Trane personnel who has been authorized to access any Extranet (1) no longer needs access to HVAC Machine Data or (2) no longer qualifies as Trane personnel (e.g., the individual leaves Trane's employment).
 - Third Party Systems.** Trane will provide Customer prior notice before it uses any third party system that stores or may otherwise have access to HVAC Machine Data, unless (1) the data is encrypted and (2) the third party system will not have access to the decryption key or unencrypted "plain text" versions of the HVAC Machine Data.
3. **Customer Data; Confidentiality.** Trane shall keep confidential, and shall not access or use any Customer Data and information that is marked confidential or by its nature is considered confidential ("Customer Confidential Information") other than for the purpose of providing the Equipment and Services, and will disclose Customer Confidential Information only: (i) to Trane's employees and agents who have a need to know to perform the Services, (ii) as expressly permitted or instructed by Customer, or (iii) to the minimum extent required to comply with applicable law, provided that Trane (1) provides Customer with prompt written notice prior to any such disclosure, and (2) reasonably cooperate with Customer to limit or prevent such disclosure.
4. **Customer Data; Compliance with Laws.** Trane agrees to comply with laws, regulations governmental requirements and industry standards and practices relating to the Trane's processing of Customer Confidential Information (collectively, "**Laws**").
5. **Customer Data; Information Security Management.** Trane agrees to establish and maintain an information security and privacy program, consistent with applicable HVAC equipment industry practices that complies with this Addendum and applicable Laws ("**Information Security Program**"). The Information Security Program shall include appropriate physical, technical and administrative safeguards, including any safeguards and controls agreed by the Parties in writing, sufficient to protect Customer systems, and Customer's Confidential Information from unauthorized access, destruction, use, modification or disclosure. The Information Security Program shall include appropriate, ongoing training and awareness programs designed to ensure that Trane's employees and agents, and others acting on Trane's, behalf are aware of and comply with the Information Security Program's policies, procedures, and protocols.
6. **Monitoring.** Trane shall monitor and, at regular intervals consistent with HVAC equipment industry practices, test and evaluate the effectiveness of its Information Security Program. Trane shall evaluate and promptly adjust its Information Security Program in light of the results of the testing and monitoring, any material changes to its operations or business arrangements, or any other facts or circumstances that Trane knows or reasonably should know may have a material impact on the security of Customer Confidential Information, Customer systems and Customer property.
7. **Audits.** Customer acknowledges and agrees that the Trane SOC2 audit report will be used to satisfy any and all audit/inspection requests/requirements by or on behalf of Customer. Trane will make its SOC2 audit report available to Customer upon request and with a signed nondisclosure agreement.

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8. Information Security Contact. Trane's information security contact is Local Sales Office.
9. Security Incident Management. Trane shall notify Customer after the confirmation of a Security Incident that affects Customer Confidential Information, Customer systems and Customer property. The written notice shall summarize the nature and scope of the Security Incident and the corrective action already taken or planned.
10. Threat and Vulnerability Management. Trane regularly performs vulnerability scans and addresses detected vulnerabilities on a risk basis. Periodically, Trane engages third-parties to perform network vulnerability assessments and penetration testing. Vulnerabilities will be reported in accordance with Trane's cybersecurity vulnerability reported process. Trane periodically provides security updates and software upgrades.
11. Security Training and Awareness. New employees are required to complete security training as part of the new hire process and receive annual and targeted training (as needed and appropriate to their role) thereafter to help maintain compliance with Security Policies, as well as other corporate policies, such as the Trane Code of Conduct. This includes requiring Trane employees to annually re-acknowledge the Code of Conduct and other Trane policies as appropriate. Trane conducts periodic security awareness campaigns to educate personnel about their responsibilities and provide guidance to create and maintain a secure workplace.
12. Secure Disposal Policies. Trane will maintain policies, processes, and procedures regarding the disposal of tangible and intangible property containing Customer Confidential Information so that wherever possible, Customer Confidential Information cannot be practicably read or reconstructed.
13. Logical Access Controls. Trane employs internal monitoring and logging technology to help detect and prevent unauthorized access attempts to Trane's corporate networks and production systems. Trane's monitoring includes a review of changes affecting systems' handling authentication, authorization, and auditing, and privileged access to Trane production systems. Trane uses the principle of "least privilege" (meaning access denied unless specifically granted) for access to customer data.
14. Contingency Planning/Disaster Recovery. Trane will implement policies and procedures required to respond to an emergency or other occurrence (i.e. fire, vandalism, system failure, natural disaster) that could damage Customer Data or any system that contains Customer Data. Procedures include the following
- a. Data backups; and
 - b. Formal disaster recovery plan. Such disaster recovery plan is tested at least annually.
15. Return of Customer Data. If Trane is responsible for storing or receiving Customer Data, Trane shall, at Customer's sole discretion, deliver Customer Data to Customer in its preferred format within a commercially reasonable period of time following the expiration or earlier termination of the Agreement or, such earlier time as Customer requests, securely destroy or render unreadable or undecipherable each and every original and copy in every media of all Customer's Data in Trane's possession, custody or control no later than [90 days] after receipt of Customer's written instructions directing Trane to delete the Customer Data.
16. Background Checks. Trane shall take reasonable steps to ensure the reliability of its employees or other personnel having access to the Customer Data, including the conducting of appropriate background and/or verification checks in accordance with Trane policies.
17. DISCLAIMER OF WARRANTIES. EXCEPT FOR ANY APPLICABLE WARRANTIES IN THE AGREEMENT, THE SERVICES ARE PROVIDED "AS IS", WITH ALL FAULTS, AND THE ENTIRE RISK AS TO SATISFACTORY QUALITY, PERFORMANCE, ACCURACY AND EFFORT AS TO SUCH SERVICES SHALL BE WITH CUSTOMER. TRANE DISCLAIMS ANY AND ALL OTHER EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES WITH RESPECT TO THE SERVICES AND THE SERVICES PROVIDED HEREUNDER, INCLUDING ANY EXPRESS OR IMPLIED WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR THAT THE SERVICES WILL OPERATE ERROR-FREE OR UNINTERRUPTED OR RETURN/RESPONSE TO INQUIRIES WITHIN ANY SPECIFIC PERIOD OF TIME.

October 2024
Supersedes: November 2023v2

CITY OF CARBONDALE, ILLINOIS

ORDINANCE NO. 2026- ____

**AN ORDINANCE APPROVING A BUDGET ADJUSTMENT TO THE BUILDING
MAINTENANCE FY 2027 BUDGET FOR HVAC CONTROL UPGRADES**

**ADOPTED BY THE CITY COUNCIL
OF THE CITY OF CARBONDALE, ILLINOIS
THE 8TH DAY OF SEPTEMBER 2026**

**Published in pamphlet form by authority of the City Council of the City of Carbondale,
Jackson County, Illinois, this 9th day of September 2026.**

CERTIFICATE OF PUBLICATION

**I, Jennifer R. Sorrell, the duly qualified City Clerk of the City of Carbondale, Illinois,
and the official custodian of the records of said City, do hereby certify that this ordinance
was published in pamphlet form by authority of the City Council on the 9th day of September
2026.**

Jennifer R. Sorrell, City Clerk

ORDINANCE NO. 2026-____

AN ORDINANCE APPROVING A BUDGET ADJUSTMENT TO THE BUILDING MAINTENANCE FY 2027 BUDGET FOR HVAC CONTROL UPGRADES

WHEREAS, the City of Carbondale, Illinois, is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, pursuant to Article VII, Section 6(a), of the Illinois Constitution, 1970, the City of Carbondale may exercise any power and perform any function pertaining to its government and affairs including, but not limited to, the power to regulate for the protection of the public health, safety, morals, and welfare; and

WHEREAS, the FY2027 Building Maintenance budget does not include funds for repairs and upgrades to the HVAC systems at the Public Safety Center and City Hall/Civic Center; and

WHEREAS, in order to cover the repairs and upgrades to these HVAC systems, it is necessary to increase the Building Maintenance Budget in the Fiscal Year 2027 Budget in the amount of Forty-two thousand eight hundred Sixty-four (\$42,864) Dollars; and

WHEREAS, the City Council of the City of Carbondale finds it in the best interest of the City of Carbondale to transfer funds into the Building Maintenance Budget in the amount of Forty-two thousand eight hundred Sixty-four (\$42,864) Dollars;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CARBONDALE AS FOLLOWS:

SECTION 1. That the City Council deems it in the best interest of the citizens of Carbondale to adjust the budget by transferring funds into the Building Maintenance FY2027 budget in the amount of Forty-two thousand eight hundred Sixty-four (\$42,864) Dollars in the manner as provided in Exhibit A, attached hereto and incorporated by reference,

SECTION 2. That the FY2027 Budget is hereby adjusted in accordance with the expenditures as shown in Exhibit A, and such funds are hereby appropriated in accordance with law for the purposes of this Ordinance.

SECTION 3. That the City Manager of the City of Carbondale is hereby authorized to and shall take any and all reasonable, necessary, and proper action to carry out the intent and purposes of this Ordinance.

SECTION 4. That the Finance Director is hereby authorized to transfer funds into the FY2027 Budget in accordance with this Ordinance, in the amount of Forty-two thousand eight hundred Sixty-four (\$42,864) Dollars as specified in Exhibit A attached hereto, and to disperse the funds from the FY2027 Budget for the expenditures as indicated in Exhibit A.

SECTION 5. That all ordinances and parts thereof in conflict herewith are expressly repealed and are of no other force and effect.

SECTION 6. That repeal of any ordinance by this Ordinance shall not affect any rights accrued or liability incurred under said repealed ordinance to the effective date hereof. The provisions of this Ordinance insofar as they are the same or substantially the same as those of any prior ordinance, shall be construed as a continuation of said prior ordinances.

SECTION 7. That it is the intention of the City Council of the City of Carbondale that this Ordinance and every provision thereof shall be considered separable, and the invalidity of any section, clause, or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

SECTION 8. That the City Council of the City of Carbondale finds that the subject matter of this Ordinance pertains to the government and affairs of the City of Carbondale and is passed pursuant to authorities granted to it by State statutes and the Home Rule powers of the

City of Carbondale pursuant to the provisions of Article VII, Section 6(a) of the Illinois Constitution.

SECTION 9. That this Ordinance shall take effect upon its passage, approval, recording, and publication in pamphlet form in accordance with law.

APPROVED: _____
Carolyn Harvey, Mayor

ATTEST: _____
Jennifer R. Sorrell, City Clerk



Agenda Item Details

Meeting:	September 8, 2026 - City Council Meeting
Category:	General Business
Subject:	A Resolution Authorizing the Mayor to Enter Into an Intergovernmental Agreement with the Carbondale Park District to Manage City-Owned Park Properties.
Type:	Action
Recommended Action:	Adopt a Resolution authorizing the Mayor to enter into an Intergovernmental Agreement with the Carbondale Park District for the management of City-owned park properties.
Goals:	Goal 1: Provide a high quality of life and foster a sense of community. Goal 3: Demonstrate fiscal responsibility and transparency while providing high-quality City services.
Originating Department:	City Attorney

Background: The City of Carbondale and the Carbondale Park District have a longstanding history of cooperation in the operation of City-owned park properties. By the end of 2022, the City had resumed responsibility for the operation and maintenance of all City-owned parks and has continued to provide those services through Fiscal Year 2026.

During the FY2026 budget process, the City Manager and City staff initiated preliminary discussions with the Park District regarding a possible intergovernmental agreement under which the Park District would assume management and day-to-day operations of certain City-owned parks. In early 2026, as part of that budget process, the City Manager and the Executive Director of the Park District developed a proposed Intergovernmental Agreement to formalize that arrangement.

This draft agreement reflects collaborative input from Park District Executive Director Trey Anderson, the City Attorney, legal counsel for the Park District, and City staff. The agreement outlines a coordinated approach to park maintenance, programming, and shared services, with the goal of improving operational efficiency, reducing duplication of services, and enhancing park services for City residents.

Key elements of the proposed agreement include:

- The Park District assuming day-to-day programming and maintenance responsibilities for specified City-owned parks.
- The City continuing to provide certain support services, including fleet maintenance, trash service, and departmental assistance as needed, on a cost-reimbursement basis.
- A structured cost-sharing arrangement through a quarterly management fee.
- A five-year initial term, with options for renewal and annual review.
- Provisions requiring the City and the Park District to conduct an annual review of City-owned parks to address maintenance needs, park conditions, and capital improvements.
- Provisions intended to ensure that City-owned parks are maintained in a condition acceptable to the City.

Funding for this agreement will be supported through a budget transfer within the existing approved FY27 budget.

No additional funding approvals are required.

Staff recommends that the City Council approve a Resolution authorizing the Mayor to enter into an intergovernmental agreement with the Carbondale Park District, as shown in the attachment.

Additional Information:

Attachments:

1. Resolution Authorizing the Mayor to Enter into an IGA with CPKD 2026-05-26
2. Exhibit A-CPKD IGA 2026-09-8

Motion & Voting: Adopt a Resolution authorizing the Mayor to enter into an Intergovernmental Agreement with the Carbondale Park District for the management of City-owned park properties.

Motion by None, seconded by None.

Final Resolution: Motion

Yea: None

Nay: None

RESOLUTION NO. 2026-R-_____

**A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN
INTERGOVERNMENTAL AGREEMENT WITH THE CARBONDALE PARK
DISTRICT TO MANAGE CITY-OWNED PARKS**

WHEREAS, the City of Carbondale, Illinois, is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, pursuant to Article VII, Section 6(a) of the Illinois Constitution, 1970, the City of Carbondale may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to regulate for the protection of public health, safety, morals, and welfare; and

WHEREAS, the City of Carbondale owns and currently manages several City-owned parks within the city limits of the City of Carbondale; and

WHEREAS, the Carbondale Park District (CPKD) has previously held leases that included the management of City-owned parks; and

WHEREAS, since November of 2022, the City has been maintaining and managing all City-owned parks within the City of Carbondale; and

WHEREAS, in collaboration with CPKD staff, City staff has put together an intergovernmental agreement where the CPKD would take over the day-to-day operation and management of several of the City-owned parks, as shown in Exhibit “A”, attached hereto and incorporated herein; and

WHEREAS, the Carbondale City Council finds it in the best interest of the City of Carbondale to authorize the Mayor to enter into an intergovernmental agreement with CPKD for the management of City-owned parks as outlined in the agreement.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF CARBONDALE, ILLINOIS, AS FOLLOWS:**

SECTION ONE. That the City Council deems it in the best interest of the City of Carbondale to authorize the Mayor to enter into an intergovernmental agreement with CPKD for the management of City-owned parks, as shown in Exhibit “A”, attached hereto and incorporated herein.

SECTION TWO. That the City Manager and Staff are hereby authorized to take any and all necessary, reasonable, and proper actions to carry out the intent and purpose of this Resolution.

SECTION THREE. That this Resolution be spread at length upon the minute records of the City Council of the City of Carbondale, Illinois.

This Resolution is adopted at a regular meeting of the City Council of the City of Carbondale, Illinois on the 26th day of May, 2026.

APPROVED: _____
Carolyn Harvey, Mayor

ATTEST: _____
Jennifer R. Sorrell, City Clerk

INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF CARBONDALE AND CARBONDALE PARK DISTRICT

The City of Carbondale, Illinois, with its offices located at 200 S. Illinois Avenue, Carbondale, Illinois, (hereinafter referred to as “City”) hereby enters into this Intergovernmental Agreement (hereinafter referred to as “Agreement”) with the Carbondale Park District, with its offices located at 925 S. Giant City Road, Carbondale, Illinois, (hereinafter referred to as “District”) and agrees as follows:

WHEREAS, the District provides maintenance at parks under its jurisdiction and provides programming at those locations and parks owned by the City; and

WHEREAS, the City does not have the ability to provide programming for the users of its parks; and

WHEREAS, the parties desire to establish a cooperative plan whereby the District will provide programming for the users of City parks; and

WHEREAS, the City owns various parks within the District’s governmental boundaries; and

WHEREAS, the City and the District are committed to being good stewards of the parks located within the City of Carbondale and to do so in a manner that is fiscally responsible; and

WHEREAS, the City operates a City maintenance garage and is capable of providing assistance on vehicle maintenance and minor repairs for vehicles and equipment; and

WHEREAS, both parties agree that the duplication of services offered in maintaining the parks by both the City and the District is not within the best interest of the taxpayers of the City and District; and

WHEREAS, in an effort to be more efficient with taxpayers' money, both parties agree to share services and to cooperate where possible to ensure quality park services; and

WHEREAS, both parties see this agreement to be in the best interest of the residents of the City of Carbondale and the Carbondale Park District and is a step in furtherance of the goal of future cooperation between both governmental bodies, to include future intergovernmental agreements to foster cooperation and pursue the goals set forth in the Parks Master Plan

NOW, THEREFORE, in consideration of the matters set forth above, the agreements, covenants, representations, and undertakings made and contained in this agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City of Carbondale and the Carbondale Park District hereby agree, covenant, represent, and undertake as follows:

ARTICLE I: In General

Section 1.1 *General Definition.* Unless the context hereof clearly indicates otherwise, the capitalized words, terms, and phrases defined in the recitals and preambles hereto and elsewhere herein shall have the same meanings for all purposes of this Agreement. In addition, in all cases the singular includes the plural, the plural includes the singular, and a reference to any gender includes both genders and the neuter, as the case may be.

Section 1.2 *Certain Phrases.* The words “hereof,” “herein,” “hereunder,” “hereto,” and other words of similar import refer to this Agreement as a whole and not solely to the particular portion thereof in which any such word is used.

Section 1.3 *Subdivisions.* References to sections and other subdivisions of this Agreement to the designated sections and other subdivisions of this Agreement as originally executed.

Section 1.4 *Headings.* The headings of this Agreement are for convenience of reference only and shall not define or limit the provisions hereof.

ARTICLE II: City’s Obligations

Section 2.1 *City Parks.* The following Parks owned by the City are included in this agreement:

- (a) Tatum Heights
- (b) Turley Park
- (c) Evergreen Park
- (d) The Superblock

Section 2.2 *City Maintenance Services.* The City will make its automotive garage available to the District for repairs and maintenance of its motor vehicles, lawn mowers, and other motorized vehicles, and other personnel available for repair and maintenance services at the then current City approved labor rate, plus parts and supplies, which includes but not limited to oil, antifreeze, brake fluid, transmission fluid, and other necessary items at cost without any markup. This repair and maintenance agreement does not include the replacement of whole engines, transmissions, or bodywork that may be

required for vehicles; the City, in its sole discretion, will determine if the repair is within the scope of repairs that the City's maintenance personnel are capable of performing.

Furthermore, the City agrees to make available to the District those City departments listed below at the then-current City-approved labor rate, to wit:

- (a) Public Works
- (b) Economic Development

Section 2.3 *Billing.* The City shall invoice the District each quarter for services rendered, including the cost of any supplies, parts, or materials utilized in the maintenance requested. The District shall pay the invoice within 30 days of receiving the invoice.

Section 2.4 *Trash Service.* The City shall provide trash service to Park District properties within the Carbondale City Limits and the Parks listed in Section 2.1, at the rate then in effect as approved by the Carbondale City Council.

Section 2.5 *Insurance.* The City shall maintain property insurance covering all structures and improvements located within the parks listed above against loss or damage caused by natural disasters, manmade disasters, and other covered perils, in such amounts and with such deductibles as the City determines appropriate.

Section 2.6 *Employee.* City shall designate one (1) full-time employee as a liaison with District who will supply park maintenance services to the District, along with coordinating services to be provided by each of the parties hereto. City shall be solely responsible for all salary, benefits, and taxes, or any other cost associated with said employee. City shall also make available to that employee a work truck, trailer, and mower to be maintained by City at its sole expense.

ARTICLE III: District's Obligations

Section 3.1 *Park Management Services.* The District agrees to take over day-to-day operation and maintenance of the City Parks listed in Section 2.1, which shall include the following duties:

- (a) Landscaping, mowing, tree trimming, and repairs to facilities. The District shall mow each park as needed to maintain an appropriate appearance at the sole discretion of the District.
- (b) Provide the City with an annual report that contains the following:
 - i. The number of events that were scheduled at City-owned parks.
 - ii. The number of programs offered at City-owned parks.
 - iii. The number of programs discontinued at City-owned parks.

- iv. The cumulative man-hours of service performed at City-owned parks.
- (c) The District shall not be required to make capital improvements to the City-owned Parks. For the purposes of this agreement, capital improvement shall be defined as follows:

“Capital Improvements” means any improvement with a useful life in excess of one (1) year, non-routine, permanent, or long-lived additions, upgrades, rehabilitations, or replacements to a municipal park property (including land and park facilities) that (i) extends the useful life of the property or an asset, (ii) increases capacity, (iii) improves safety, accessibility, or code compliance, or (iv) materially enhances functionality or value, as distinguished from routine maintenance, custodial services, or minor repairs.

Section 3.2 *Park Management Fee.* The District shall invoice the City on a quarterly basis for the management fee, which shall be \$48,750.00 per quarter. The City shall pay the invoice within 30 days of receiving the invoice.

Section 3.2.1 *Park Management Fee Increase.* The park management fee provided herein shall be increased annually on the anniversary date of each successive year by 4%, including any extensions hereof.

Section 3.3 *Liability Insurance.* The District shall maintain liability insurance on the Parks listed in Section 2.1, naming the City of Carbondale as additional insured.

Section 3.4 *Park Utilities.* The Park District shall maintain the cost of the utilities for the Parks listed in Section 2.1; utilities shall include electric, gas, and water service.

ARTICLE IV. Miscellaneous

Section 4.1 *Notices and Communications.* All notices, demands, requests, or other communications under or in respect of this Agreement shall be in writing and shall be deemed to have been given when the same are (a) deposited in the United States mail and sent by first-class mail, postage prepaid; or (b) deliver, in each case, to the District and the City at their respective addresses (or at such other address as each may designate by notice to the other), as follows:

- (a) Carbondale Park District
Attn: Trey Anderson
P.O. Box 1326
Carbondale, IL 62903

(b) City of Carbondale
Attn: Stan Reno, City Manager
200 S. Illinois Ave.
PO Box 2047
Carbondale, IL 62902

Whenever any party hereto is required to deliver notices, certificates, opinions, statements, or other information hereunder, such party shall do so in such number of copies as shall be reasonably specified.

Section 4.2 *Term.* This Agreement shall have an initial term of three (3) years. Upon expiration of the initial term, the parties may, by mutual written agreement, extend this Agreement for one (1) additional five (5) year renewal term. Upon expiration of the renewal term, the parties may, by mutual written agreement, extend this Agreement for one (1) additional five (5) year renewal term. This agreement shall begin on the 1st day of January, 2027.

Notice of either party's desire to extend this agreement shall be delivered to the other party, no less than 90 days prior to expiration. Acceptance and agreement for the extension shall be given to the other party within 60 days of notification.

Section 4.3 *Annual Review.* No less than 30 days prior to the anniversary date of this agreement, the District Executive Director or his designee and the City's Public Works Director, or his designee, shall perform a walkthrough review of City-owned Parks listed in Section 2.1 to determine if this agreement needs to be amended for the next year.

Section 4.4 *Illinois Law.* This Agreement shall be deemed to be an intergovernmental agreement made under and shall be construed in accordance with and governed by the laws of the State of Illinois.

Section 4.5 *Written Modification.* Neither this Agreement nor any provisions hereof may be changed, revised, modified, waived, discharged, terminated, or otherwise abrogated, diminished, or impaired other than by an instrument in writing duly authorized and executed by both the District and the City.

Section 4.6 *Counterparts.* The Agreement may be signed in any number of counterparts with the same effect as if the signatures thereto and hereto were on the same instrument.

Section 4.7 *Effective Date.* This Agreement shall become effective upon the 1st day of January, 2027, and the City and shall be and remain in full force and effect as described in Section 4.2.

Section 4.8 Entire Agreement. This Agreement constitutes the entire agreement of the District and the City on the subject matter hereof. The City and the District represents, warrants, and agrees that no representation, warranty, covenant, or agreement shall be binding on the District or the City unless expressed in writing herein or by written modification pursuant to Section 4.4 hereof.

Section 4.9 Indemnification. To the extent permitted by law, the City and the Park District each agree to mutually indemnify, defend and hold harmless the other party and their respective board members, officers, employees, agents and successors from all claims, causes of action, liability, damages, whether to person (including death) or property, costs (including reasonable attorney's fees) and losses (collectively "Loss") where and to the extent the Loss arises out of the acts or omissions of the indemnifying party.

Section 4.10 Pepsi and Coke Contracts. The City currently has an Exclusive Supply Agreement with Pepsi MidAmerica to supply the City properties with Pepsi products. The District currently has an Exclusive Supply Agreement with Heartland Coca-Cola Bottling Company, LLC, to supply the District properties with Coke products.

The District agrees with the City that its Exclusive Supply Agreement with Pepsi MidAmerica controls supply at the parks listed in Section 2.1 above and that the District will not sell Coca-Cola products at said parks.

IN WITNESS WHEREOF, the District and the City have each caused this Agreement to be executed by proper officers duly authorized to execute the same as of the date set forth beneath the signatures of their respective officers set forth below.

CARBONDALE PARK DISTRICT

CITY OF CARBONDALE

By: _____
Carmen Suarez, Board President

By: _____
Carolyn Harvey, Mayor

ATTEST

ATTEST

District Clerk

City Clerk

Date: _____

Date: _____

IN WITNESS WHEREOF, the parties do hereby agree to abide by the terms and conditions provided herein and have executed this Agreement on this ____ day of _____, 2026.

CITY OF CARBONDALE

By: _____
Stan Reno, City Manager

ATTEST:

City Clerk

CARBONDALE PARK DISTRICT

By: _____
Trey Anderson, Executive Director



Agenda Item Details

Meeting:	September 8, 2026 - City Council Meeting
Category:	General Business
Subject:	A Resolution Approving and a Resolution Denying a Special Use Permit for Ameren Illinois Company for the Expansion of an Existing Substation at 1086 Airport Road
Type:	Action, Discussion
Recommended Action:	Adopt a Resolution Approving a Special Use Permit for Ameren Illinois for the expansion of their existing Substation with the Conditions that the subject property be annexed into the City of Carbondale and that Ameren comply with City Code and install an appropriate drainage system and/or retention pond.
Goals:	Goal 3: Demonstrate fiscal responsibility and transparency while providing high-quality City services.
Originating Department:	Community Development

Background: Andrea Sexe, on behalf of Ameren Illinois Company, submitted an application requesting a Special Use Permit to allow for an expansion of their existing substation at 1086 Airport Road. This property is located just south of the Southern Illinois Airport next to a commercial solar area and numerous transmission lines transecting the property. This property is outside city limits, but it is contiguous.

A public hearing for the Special Use Permit was held by the Planning Commission at their August 12, 2026, meeting. During the public hearing, a neighboring property owner brought up concerns about increased stormwater runoff from the expanded substation. Another brought up the loss of crops from the expansion. The Planning Commission, by a 7-yes, 0-no vote, recommended approval of the Special Use Permit to Ameren Illinois with the following conditions:

1. That the subject property be annexed into the City of Carbondale; and,
2. That Ameren comply with city code and install an appropriate drainage system and/or retention pond.

Additional Information:

Attachments:

1. Staff Report PC 27-05 w Attachments
2. Exhibit A - Location Map
3. Resolution to Approve a SUP for Substation Expansion for Ameren Illinois at 1086 Airport Rd, PC 27-05, 2026-09-08
4. Resolution to Deny Request for SUP for Substation Expansion for Ameren Illinois at 1086 Airport Rd, PC 27-05, 2026-09-08
5. Unapproved Minutes Planning Commission 8.12.26

Motion & Voting: Adopt a Resolution Approving a Special Use Permit for Ameren Illinois for the expansion of their existing Substation with the Conditions that the subject property be annexed into the City of Carbondale and that Ameren comply with City Code and install an appropriate drainage system and/or retention pond.

Motion by None, seconded by None.

Final Resolution: Motion

Yea: None

Nay: None



M-E-M-O-R-A-N-D-U-M

TO: The City of Carbondale Planning Commission

FROM: Karl Mueller, AICP, Planner/Downtown & Preservation Focus

RE: PC 27-05: Andrea Sexe on behalf of Ameren Illinois Company is requesting a Special Use Permit to expand their existing substation at 1086 Airport Rd.

DATE: August 3, 2026

(Planning Commission Public Hearing on Wednesday, August 12th, 2026, at 6:00 p.m.)

PART A. GENERAL INFORMATION

1. Applicant:
Ameren Illinois Company
P.O. Box 66149, MC 210
St. Louis, MO 63166
- Owner:
Same
2. Requested Action: Andrea Sexe on behalf of Ameren Illinois Company is requesting a Special Use Permit to expand their existing substation at 1086 Airport Rd. (Please Refer to Exhibit A - Applicant's Brief)
2. Background: Ameren Illinois has operated its current substation site at 1086 Airport Road since 1972. Over the last few years, electrical infrastructure surrounding the substation has been upgraded, including the installation of new transmission lines, along with the construction of a commercial solar operation on the adjacent parcel to the substation (approved under PC 19-07). Now, Ameren is looking to expand the existing substation as outlined in the applicant's brief to improve the reliability and operability of the transmission system in the Carbondale area. A Special Use Permit is required to operate an Electrical Public Utility Substation in the General Agriculture District.

The original substation was constructed prior to the adoption of the City's current Zoning

Ordinance in 1974. Staff have found no evidence of a previous Special Use Permit for this location, and it is likely one was not required when it was initially constructed.

3. Number of Notices Sent to Property Owners within 1000 feet: Fourteen (14) notices were sent to nearby property owners.
4. Size and Location: The subject property is located at 1086 Airport Rd and is 5.74 acres. The existing substation property is outside of city limits but is contiguous (Please refer to Exhibit C - Photographs of Subject Property)
5. Existing Zoning: The subject property and that of surrounding parcels is zoned AG – General Agriculture. (Please refer to Exhibit D – Existing Zoning)
6. Existing Land Use: The property is comprised of the substation along with transmission lines that were upgraded within the last few years. The remaining land is cultivated. Property adjacent to the subject property includes a solar array and cultivated fields. (Please refer to Exhibit E - Existing Land Use)
7. Comprehensive Plan: The City’s 2025 Comprehensive Plan identifies the future land use of the subject property as Rural Edge. (Please refer to Exhibit F – Future Land Use Map)
8. The subject property was zoned AG, General Agriculture, with the adoption of the 1974 Zoning Ordinance.
9. Applicable Regulations:

15-2.9 AG General Agriculture

15-2.9.1. Statement of Intent

This district is created to provide land for purposes devoted primarily to the production of agricultural products such as field crops, livestock, fowl and other conventional agricultural pursuits. Other limited compatible uses are also permitted. This district is also created to assist in the conservation of the natural resources within the jurisdiction of this ordinance by encouraging practices which will conserve soil, soil resources, water, water resources, and prevent soil erosion and floodwater damages. Utilities other than electricity and telecommunications should be provided by the land user thereby discouraging the uneconomical extension of public water supply and sewage disposal facilities. Uses not related to agriculture are discouraged. When the public interest will be served and only when a contribution will be made to orderly growth, portions of this district may be rezoned for alternative uses.

15-6.8 Special Use Review

15-6.8.1 Intent

The special use permit is established to provide for those uses which may have a unique, special, or unusual impact upon the use or enjoyment of neighboring property, and to provide for those public and quasi-public uses affected with the public interest. Where a use exists on the effective date of this ordinance and it is classified as a special use by this ordinance, it shall be considered to be a lawful special use.

15-6.8.2. Procedures

C. Hearing

1. A special use may be permitted by the City Council only after a public hearing before the Planning Commission. The Planning Commission shall make findings of fact; and if the Planning Commission finds that:

- (a) The proposed special use will permit and encourage an environment of sustained desirability and stability, and that it will be in harmony with the character of the surrounding neighborhood;
- (b) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare;
- (c) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property value within the neighborhood;
- (d) The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- (e) Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided;
- (f) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- (g) The special use will be located in a district where such use may be permitted, and shall conform to all requirements of this Title 15.

2. The Planning Commission shall recommend that the City Council approve the issuance of the zoning certificate for such special use. Otherwise, the Planning Commission shall recommend that the City Council direct the administrative official to deny the application. The findings of fact and the recommendation of the Planning Commission shall be in writing. The City Council decision shall be written to the applicant by the administrative official.

PART B. SPECIAL INFORMATION

1. Public Utilities:

Water: A six-inch (6") Murdale Water District line runs north of the property along Airport Rd but does not directly serve the site.

Sanitary Sewer: None.

Storm Sewer: None.

2. Public Services: Emergency services are provided by the Carbondale Township for fire protection and the Jackson County Sheriff Department.

3. Traffic Counts: The Annual Average Daily Traffic Volume (AADT) along this section of Airport Rd is 2100.

4. Correspondence Received: As of the date of this report staff have received no correspondence.

PART C. ANALYSIS

The following are staff's responses to the seven criteria for granting a special use (Section 15-2H-2:C):

1. *The proposed special use will permit and encourage an environment of sustained desirability and stability, and that it will be in harmony with the character of the surrounding neighborhood.*

The expansion of the existing public utility substation will continue to encourage an environment of sustained desirability and stability in improving electrical service for Ameren customers.

2. *The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.*

As Ameren Illinois has managed this substation, along with others in Carbondale, for over fifty years with very minimal issues, there is no reason to believe this expansion would endanger public health, safety, or general welfare. Portions of the property are within 100-year and 500-year floodplain, but the floodplain does not affect the substation.

3. *The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property value within the neighborhood.*

The expanded substation will still only cover a portion of Ameren's property. The remainder will continue to serve as a buffer to surrounding uses as it currently does.

4. *The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

The proposed Special Use Permit will not impede the normal and orderly development of surrounding property for uses permitted in the AG district.

5. *Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.*

All required facilities that are needed for the project are already in place.

6. *Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*

There are no concerns about congestion.

7. *The special use will be located in a district where such use may be permitted, and shall conform to all requirements of this Chapter.*

The AG district allows for an electrical public utility substation with 8-foot screen or fence as a special use.

PART D. RECOMMENDATION

Based on the above analysis, staff recommends approval of PC 27-05, with the following condition:

- 1) That the subject property annex into the City of Carbondale.

Attachments

Exhibit A – Applicant's Brief
Exhibit B – Location Map
Exhibit C – Photo of Subject Property
Exhibit D – Existing Zoning Map
Exhibit E – Existing Land Use Map
Exhibit F – Future Land Use Map



July 8, 2026

City of Carbondale
c/o Community
Development
ATTN: John Lenzini
200 S. Illinois Avenue
Carbondale, IL 62901

RE: Ameren's Carbondale NW Substation – Special Use

Permit Dear Mr. Lenzini:

I am writing to provide additional information concerning the Special Use Permit that Ameren Illinois Company d/b/a Ameren Illinois (Ameren) is pursuing for its existing Carbondale NW Substation located at 1086 Airport Rd, Murphysboro, IL 62966. The Special Use Permit is for an expansion of the existing Electrical Substation that will contain a 7' fence with 1' of barb wire at the top.

The current substation site has been operational since around 1972. The existing 138-34.5kV substation is being expanded and configured to construct a 3000 A continuous capability, 4-position initial, 6-position ultimate 138kV ring bus. Completion of this project will increase reliability and operability of the transmission system in the Carbondale area, which will ultimately reduce customer outages. The work is scheduled to begin Summer 2026 with an expected in-service date by end of 2027. Miscellaneous restoration work will continue through the spring of 2028 as needed.

Ameren looks forward to hearing from the City of Carbondale concerning its Special Use Permit application. If there are additional questions concerning the application or Ameren's project, please reach out to me at asexe@ameren.com.

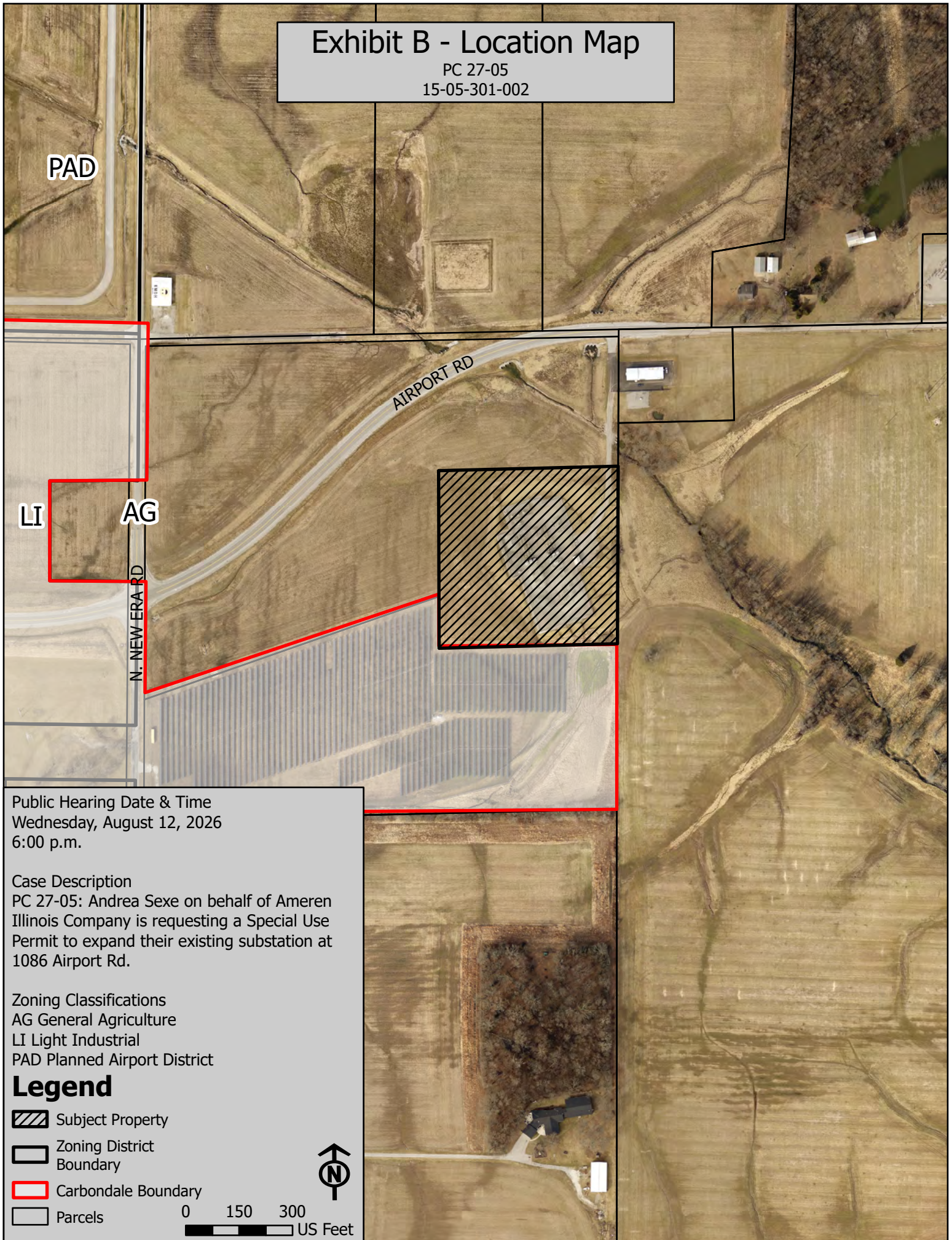
Sincerely,

A handwritten signature in cursive script that reads "Andrea Sexe".

Andrea Sexe
Substation Civil Engineer

Exhibit B - Location Map

PC 27-05
15-05-301-002



Public Hearing Date & Time
Wednesday, August 12, 2026
6:00 p.m.

Case Description
PC 27-05: Andrea Sexe on behalf of Ameren Illinois Company is requesting a Special Use Permit to expand their existing substation at 1086 Airport Rd.

Zoning Classifications
AG General Agriculture
LI Light Industrial
PAD Planned Airport District

Legend

- Subject Property
- Zoning District Boundary
- Carbondale Boundary
- Parcels

0 150 300
US Feet



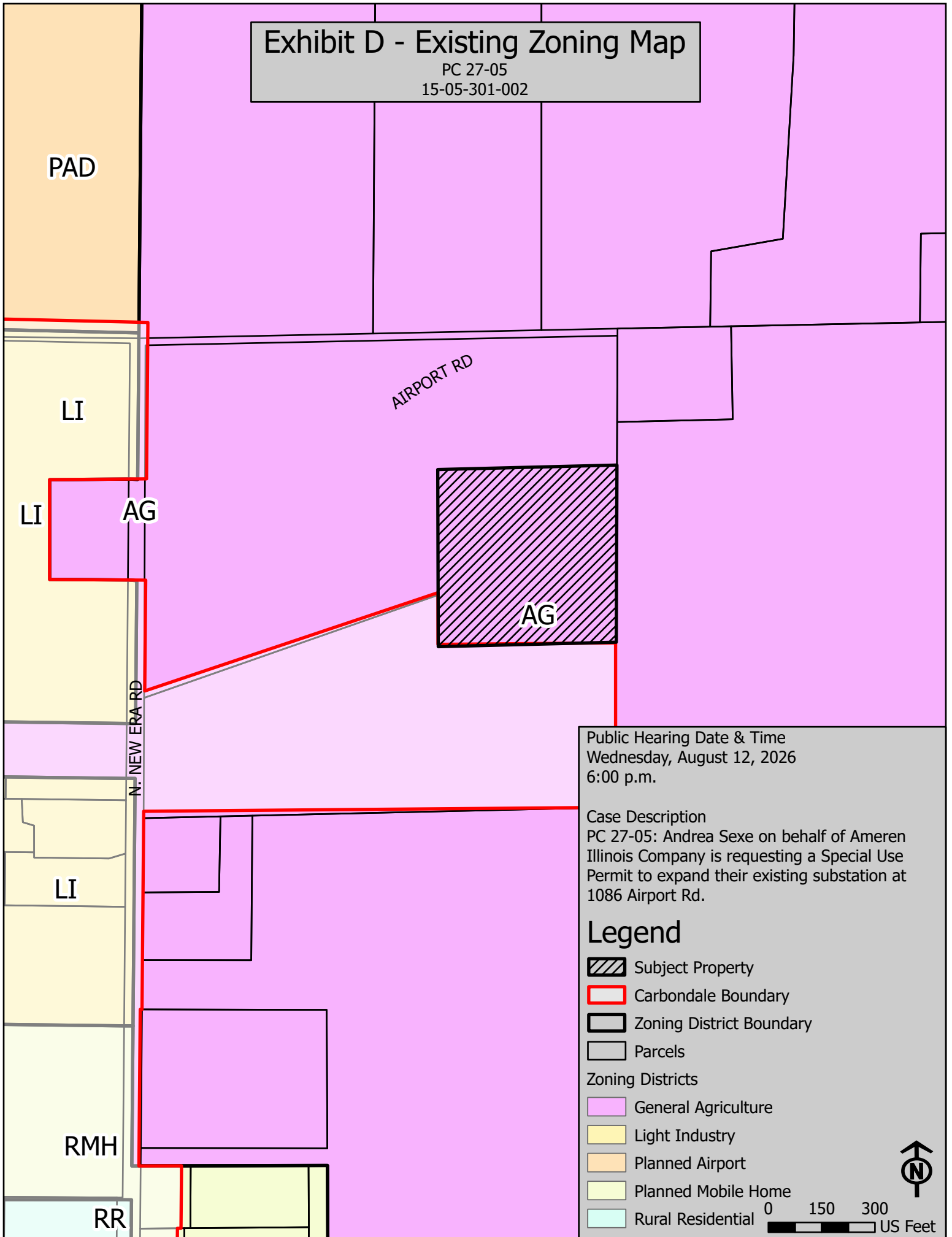
Exhibit C – Photo of Subject Property



Photo of subject property looking south

Exhibit D - Existing Zoning Map

PC 27-05
15-05-301-002



Public Hearing Date & Time
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Legend

- Subject Property
- Carbondale Boundary
- Zoning District Boundary
- Parcels

Zoning Districts

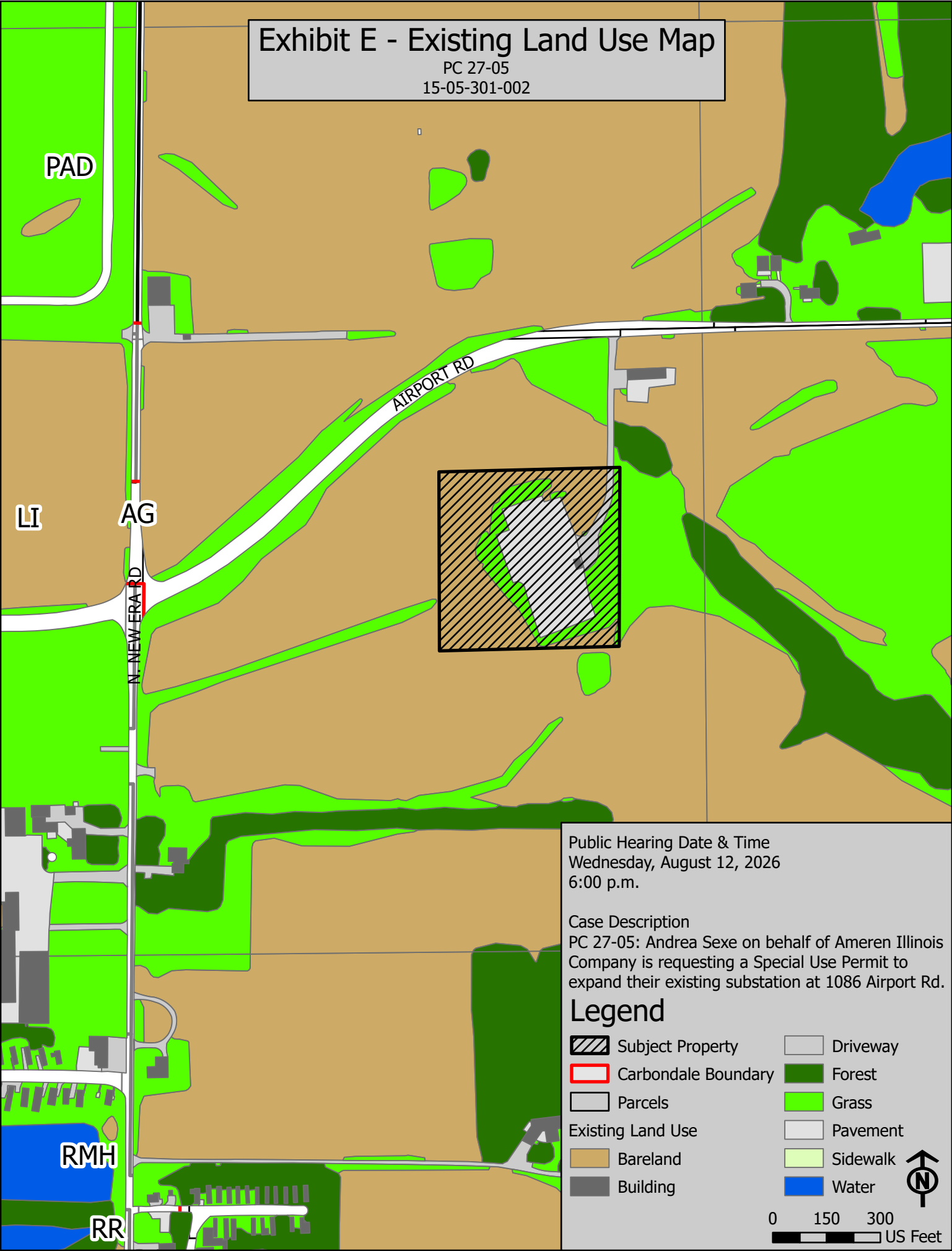
- General Agriculture
- Light Industry
- Planned Airport
- Planned Mobile Home
- Rural Residential

0 150 300
US Feet



Exhibit E - Existing Land Use Map

PC 27-05
15-05-301-002



Public Hearing Date & Time
Wednesday, August 12, 2026
6:00 p.m.

Case Description
PC 27-05: Andrea Sexe on behalf of Ameren Illinois Company is requesting a Special Use Permit to expand their existing substation at 1086 Airport Rd.

Legend

- | | |
|---------------------|----------|
| Subject Property | Driveway |
| Carbondale Boundary | Forest |
| Parcels | Grass |
| Existing Land Use | |
| Bareland | Pavement |
| Building | Sidewalk |
| | Water |
- 0 150 300 US Feet
-

Exhibit F - Future Land Use Map

PC 27-05
15-05-301-002

AIRPORT RD

N. NEW ERA RD

Public Hearing Date & Time
Wednesday, August 12, 2026
6:00 p.m.

Case Description

PC 27-05: Andrea Sexe on behalf of Ameren Illinois Company is requesting a Special Use Permit to expand their existing substation at 1086 Airport Rd.

Legend

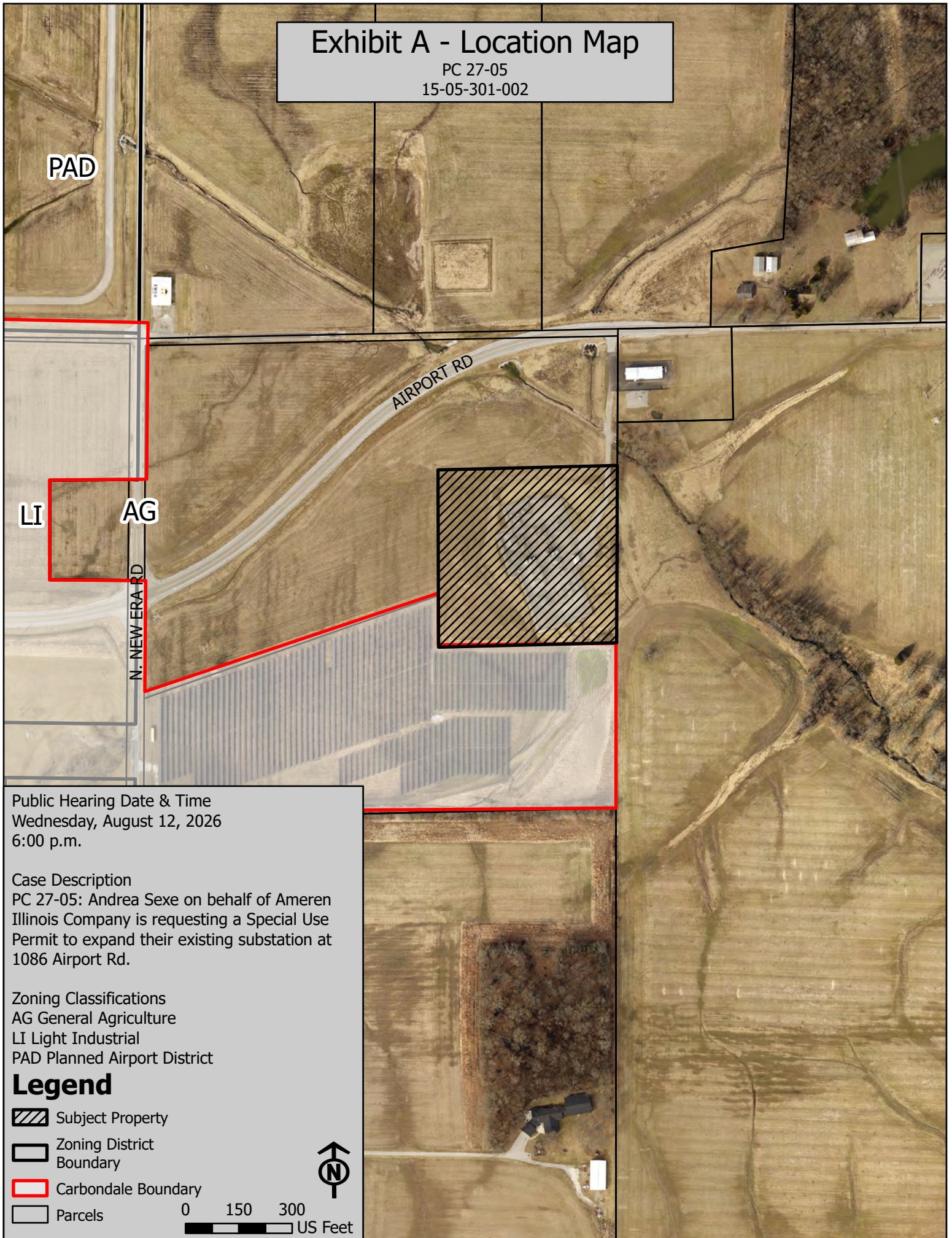
- | | |
|--|---|
|  Subject Property |  Single Family Residential |
|  Carbondale Boundary |  Activity District |
|  Parcels |  Corridor Mixed Use |
| Future Land Use | |
|  Open Space |  Mixed Residential |
|  Revisit |  Civic |
|  Business Campus |  Campus |
|  Rural Edge |  Downtown |
|  Open Space |  Traditional Neighborhood |

0 150 300
US Feet



Exhibit A - Location Map

PC 27-05
15-05-301-002



Public Hearing Date & Time
Wednesday, August 12, 2026
6:00 p.m.

Case Description
PC 27-05: Andrea Sexe on behalf of Ameren Illinois Company is requesting a Special Use Permit to expand their existing substation at 1086 Airport Rd.

Zoning Classifications
AG General Agriculture
LI Light Industrial
PAD Planned Airport District

Legend

- Subject Property
- Zoning District Boundary
- Carbondale Boundary
- Parcels

0 150 300
US Feet



RESOLUTION NO. 2026-R-___

**A RESOLUTION APPROVING A SPECIAL USE PERMIT FOR AN ELECTRICAL
SUBSTATION EXPANSION AT 1086 AIRPORT ROAD IN AN AG, GENERAL
AGRICULTURE DISTRICT
(1086 Airport Rd)**

WHEREAS, a Petition has been filed with the City of Carbondale by Andrea Sexe on behalf of Ameren Illinois Company, requesting that certain property within the zoning jurisdiction of the City of Carbondale be granted a Special Use Permit to allow for an electrical substation expansion in an AG, General Agriculture, district at the location described hereafter; and,

WHEREAS, a notice of the hearing before the Planning Commission of the City of Carbondale stating its purpose was published in the *Southern Illinoisan* on the 25th day of July, 2026, being at least fifteen (15) days prior to said hearing; and,

WHEREAS, the administrative official posted a notice on said property and served notice on all the property owners within 1000 feet from said property according to Section 15-6.8.2.D of the Revised Code of the City of Carbondale; and

WHEREAS, the hearing of the Planning Commission of the City of Carbondale was called at 6:00 p.m. on the 12th day of August, 2026, at the City Council Chambers in said City to consider the special use request for said property; and,

WHEREAS, said Planning Commission conducted said hearing pursuant to the notice given and to the laws of the State of Illinois; and

WHEREAS, said Planning Commission thereafter filed with the City Council a report of this hearing disclosing its findings of fact and its recommendation being as follows: to approve PC 27-05, Ameren Illinois Company's request for a Special Use Permit to allow for an electrical substation expansion in an AG, General Agriculture, district, with the following conditions:

1. That the subject property be annexed into the City of Carbondale; and,
2. That Ameren comply with city code and install an appropriate drainage system and/or retention pond; and,

WHEREAS, the City Council of the City of Carbondale has considered the findings of fact filed by the Planning Commission, the record of the Commission's public hearing, the provisions of the zoning ordinance and additional information provided to the City Council, and based thereon finds that the special use should be granted.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CARBONDALE, ILLINOIS AS FOLLOWS:

Section 1. That the request for a Special Use Permit to allow for an electrical substation expansion in an AG, General Agriculture, district, at the property shown in Exhibit A attached hereto is approved for the property described below as:

GENERAL DESCRIPTION

1086 Airport Rd/15-05-301-002

LEGAL DESCRIPTION

E 500' S PT NW SW 5-9-1 327/129

Section 2. That the City Council adopts the findings of fact as filed by the Planning Commission.

Section 3. That this Resolution be spread at length upon the minute records of the City Council of the City of Carbondale, Illinois.

This Resolution adopted at a regular meeting of the City Council of the City of Carbondale,
Illinois on the 8th day of September, 2026.

APPROVED: _____
Carolyn Harvey, Mayor

ATTEST: _____
Jennifer R. Sorrell, City Clerk

RESOLUTION NO. 2026-R-___

**A RESOLUTION DENYING A SPECIAL USE PERMIT FOR AN ELECTRICAL
SUBSTATION EXPANSION AT 1086 AIRPORT ROAD IN AN AG, GENERAL
AGRICULTURE DISTRICT
(1086 Airport Rd)**

WHEREAS, a Petition has been filed with the City of Carbondale by Andrea Sexe on behalf of Ameren Illinois Company, requesting that certain property within the zoning jurisdiction of the City of Carbondale be granted a Special Use Permit to allow for an electrical substation expansion within an AG, General Agriculture, zoning district at the location described hereafter; and,

WHEREAS, a notice of the hearing before the Planning Commission of the City of Carbondale, stating its purpose was published in the *Southern Illinoisan* on the 25th day of July, 2026, being at least fifteen (15) days prior to said hearing; and,

WHEREAS, the administrative official posted a notice on said property and served notice on all the property owners within 1000 feet from said property according to Section 15-6.8.2.D of the Revised Code of the City of Carbondale; and

WHEREAS, the hearing of the Planning Commission of the City of Carbondale was called at 6:00 p.m. on the 12th day of August, 2026, at the City Council Chambers in said City to consider the special use request for said property; and,

WHEREAS, said Planning Commission conducted said hearing pursuant to the notice given and to the laws of the State of Illinois; and

WHEREAS, said Planning Commission thereafter filed with the City Council a report of this hearing disclosing its findings of fact and its recommendation being as follows: to approve PC 27-05, Ameren Illinois Company's request for a Special Use Permit to allow for an electrical substation expansion in an AG, General Agriculture, district, with the following conditions:

1. That the subject property be annexed into the City of Carbondale; and,

2. That Ameren comply with city code and install an appropriate drainage system and/or retention pond; and,

WHEREAS, the City Council of the City of Carbondale has considered the findings of fact filed by the Planning Commission, the record of the Commission's public hearing, the provisions of the zoning ordinance and additional information provided to the City Council, and based thereon finds that the special use should be denied.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CARBONDALE, ILLINOIS AS FOLLOWS:

Section 1. That said petition for a Special Use Permit to allow for an electrical substation expansion in an AG, General Agriculture, district is denied for the property shown in Exhibit A, attached hereto, and described below as:

GENERAL DESCRIPTION

1086 Airport Rd/15-05-301-002

LEGAL DESCRIPTION

E 500' S PT NW SW 5-9-1 327/129

Section 2. That the City Council of the City of Carbondale makes the following findings as the basis for denial of said petition:

- a. The proposed Special Use will not permit and encourage an environment of sustained desirability and stability, and that it will not be in harmony with the character of the surrounding neighborhood;
- b. The Special Use will be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will substantially diminish and impair property value within the neighborhood, and;
- c. The establishment of the Special Use will impede the normal and orderly development and improvement of surrounding property for uses permitted in the District.

Section 3. That this Resolution be spread at length upon the minute records of the City

Council of the City of Carbondale, Illinois.

This Resolution adopted at a regular meeting of the City Council of the City of Carbondale, Illinois on the 8th day of September, 2026.

APPROVED: _____
Carolyn Harvey, Mayor

ATTEST: _____
Jennifer R. Sorrell, City Clerk



MINUTES

Carbondale Planning Commission
Wednesday, August 12th, 2026
Room 108, 6:00 p.m.
City Hall/Civic Center

Ms. Litecky called the meeting to order.

Members Present: Litecky, Brown, Carrier, Lilly, Love, Schilling, Shukites

Members Absent: Allee, Roberts (ex-officio)

Staff Present: Lenzini, Mueller, De Mond, Stevens

1. Approval of Minutes:

Ms. Lilly made a motion to approve the minutes from the June 24th, 2026 meeting, seconded by Mr. Love. The minutes were approved with unanimous voice vote.

2. Citizen Comments or Questions

3. Report of Officers, Committees, Communications

4. Public Hearings/Plan Review

PC 27-04: Sonja Wilson of BFC Companies is requesting a text amendment from Section 4.10.9.L of Title 15 of the Carbondale Revised Code regulating off-premises directional signs to allow limited non-digital off-premise wayfinding signage where one-way roads limit visibility.

Ms. Litecky declared Public Hearing PC 27-04 open and asked Mr. Mueller to read the staff report.

Mr. Mueller read Part A of the staff report.

Ms. Litecky asked if the Commissioners had questions for staff

There were none.

Ms. Litecky asked if the applicant was present and would like to speak.

Ms. Sonja Wilson of BFC Companies stepped forward and spoke about the application.

Ms. Litecky asked if anyone would like to speak in favor.

There were none.

Ms. Litecky asked if anyone would like to speak in opposition.

There were none.

Ms. Litecky asked Mr. Mueller to read Part B and Part C of the staff report.

Mr. Mueller read Part B and Part C of the staff report.

Ms. Litecky asked if the Commissioners had questions of staff.

Mr. Carrier asked if the applicant was given the option between applying for a text amendment or variance regarding their request.

Mr. Mueller stated that staff determined that a text amendment was the better option for what the applicant was requesting.

Ms. Litecky asked if there were questions from anyone to anyone.

Mr. Carrier suggested the maximum 4 square feet may not be effective and asked if Mr. Mueller if he had thoughts regarding the size.

Mr. Mueller stated that the proposed maximum 4 square feet came from the size of typical one way street signs found along Walnut Street and Main Street.

Ms. Wilson stepped forward and provided a image of the sign they are hoping to erect as a result of the text amendment, which would conform with the existing Bumper to Bumper sign pole that their proposed sign would be affixed to.

Mr. De Mond discussed the Commission allowing a square footage to make additional signs permitted under the text amendment more uniform with existing signs.

The Commissioners discussed existing conditions along Main Street and concerns with the proposed text amendment.

Mr. Shukites suggested only allowing off-premise signage on existing sign poles and not allowing new signs to be constructed to help businesses while also not adding excess visual clutter.

The Commissioners discussed potential outcomes of the proposed text amendment.

Mr. Shukites asked if multiple businesses could use the same corner for off-premise signage to direct their customer base.

Mr. Lenzini stated that as the text amendment is currently proposed, only one off-premise sign

would be allowed per street corner nearest to the business's location and that multiple businesses would not be able to stack signs.

Mr. Carrier stated that did not seem like an efficient use of existing signage.

Mr. Brown asked if that would be per property or per sign.

Mr. Mueller stated that as written it would be per property.

Mr. Brown asked if there were multiple freestanding signs if multiple businesses could make use of the signs to direct traffic to their locations.

Mr. Mueller stated that if there were multiple freestanding signs available that one off-premise sign would be allowed per existing freestanding sign.

Mr. Carrier discussed situations where it would make sense for multiple off-premise signs to exist on the same street corner on one freestanding sign, such as the corner nearest Wendy's and the former Popeye's location.

Mr. Love asked Mr. Mueller how staff came up with the current proposal.

Mr. Mueller stated that staff tried to write the text amendment by using the existing sign code verbiage where possible while discussing possible outcomes and visual effects of the applicant's request.

Mr. Shukites suggested editing the proposed text amendment regarding sign size to make the off-premise signage be harmonious with the existing signage on the freestanding sign that they will be attached to, and requiring that no new sign poles are added and that existing ones are used.

Mr. Carrier stated he thought that only allowing one off-premise sign per corner would be disadvantageous to businesses and create an undesirable competition for the off-premise sign locations.

Ms. Litecky declared PC 27-04 closed and asked for a motion on the findings of fact.

Mr. Love made a motion that Parts A and B of the staff report, that the applicant was present and spoke, that zero people spoke in favor of the application, zero people spoke in opposition to the application, be acceptable as a finding of fact, seconded by Ms. Lilly.

Roll Call Vote:

Yes – 7 (Shukites, Schilling, Love, Lilly, Carrier, Brown, Litecky)

No – 0

The motion was passed with unanimous vote.

Ms. Litecky asked for a motion on the recommendation to City Council.

Mr. Love made a motion to recommend City Council approval of PC 27-04, with the addition to Point 2 of the proposed text amendment that the off-premise sign conforms to the size, shape, and form of the existing sign; the amendment to Point 4 of the proposed text amendment that three (3) signs maximum shall be allowed, one (1) per business; and the amendment to Point 5 of the proposed text amendment that off-premise signs not exceed 4 square feet, unless utilizing existing freestanding signs, in which case they shall not exceed 16 square feet, seconded by Ms. Lilly.

Roll Call Vote:

Yes – 7 (Shukites, Schilling, Love, Lilly, Carrier, Brown, Litecky)

No – 0

The motion was passed with unanimous vote.

Mr. Lenzini stated that the case will go before the City Council for final approval on August 25th, 2026.

PC 27-05: Andrea Sexe on behalf of Ameren Illinois Company is requesting a Special Use Permit to expand their existing substation at 1086 Airport Rd.

Ms. Litecky declared Public Hearing PC 27-05 open and asked Mr. Mueller to read the staff report.

Mr. Mueller read Part A of the staff report.

Ms. Litecky asked if the Commissioners had questions for staff

There were none.

Ms. Litecky asked if the applicant was present and would like to speak.

Ms. Andrea Sexe of Ameren Illinois Company was present and spoke.

Ms. Litecky asked if the Commissioners had questions for the applicant.

Mr. Carrier asked how much more capacity the addition will add to the substation.

Ms. Sexe said she was not able to speak to the capacity of the substation.

Ms. Litecky asked if anyone would like to speak in favor of the application.

There were none.

Ms. Litecky asked if anyone would like to speak in opposition to the application.

Mr. Gary Bowen, neighbor to the subject property, stepped forward and spoke in opposition.

Mr. Bill Terry, a farmer who farms land adjacent to the subject property, stepped forward and spoke in opposition.

Ms. Litecky asked Mr. Mueller to read Part C and Part D of the staff report.

Mr. Mueller read Part B and Part C of the staff report, with a recommendation of approval.

Ms. Litecky asked if the Commissioners had questions of staff.

There were none.

Ms. Litecky asked if there were questions from anyone to anyone.

Mr. Carrier asked Ms. Sexe what the footprint change will be for the substation.

Ms. Sexe stated that the station would be expanded approximately one and a half acres.

Mr. Carrier asked what the surface will be.

Ms. Sexe stated it will be gravel aggregate.

Mr. Carrier asked what water runoff mitigation is planned.

Ms. Sexe stated that currently the plan calls for a French drain system. Ms. Sexe stated that the existing site does not have any detention or retention systems as it was not previously required.

Mr. Brown asked where the water from the French drain system discharges to.

Ms. Sexe stated that there is a ditch to the south of the substation that it will drain to.

Mr. Love asked if the property would be required to have a retention pond due to it being annexed into the city.

Mr. Lenzini stated he was not aware of any requirement but that it could be made an approval condition if the Commission desired.

Ms. Sexe stated that Ameren would be agreeable to that if asked.

Mr. Brown asked if topsoil would be removed and stockpiled as part of the project.

Ms. Sexe stated that it would and that Ameren's practice includes replacing most of the topsoil that is stripped.

Mr. Brown asked if Ms. Sexe had any prior contact regarding Mr. Terry's concerns about crop loss.

Ms. Sexe stated she herself had not had any contact with Mr. Terry but that Ameren frequently works with farmers and is willing to compensate for crop loss if it has occurred.

Mr. Brown asked for Ms. Sexe to speak with Mr. Terry after the meeting to put him in contact with the needed personnel from Ameren.

Mr. Chris Lampord, construction supervisor for Ameren, stepped forward and spoke about the company's contact practices for projects. Mr. Lampord stated that he had been in contact with Mr. Bowen and Mr. Terry regarding potential crop loss in the weeks preceding the meeting date.

Ms. Litecky declared PC 27-05 closed and asked for a motion on the findings of fact.

Mr. Love made a motion that Parts A and B of the staff report, that the applicant was present, that zero spoke in favor of the application, two people spoke in opposition to the application, be acceptable as a finding of fact, seconded by Mr. Brown.

The motion was passed with a unanimous voice vote.

Ms. Litecky asked whether the commissioners wished to vote on the 7 criteria together as one or individually.

Mr. Love moved that the Commission vote on all 7 criteria as one, seconded by Mr. Brown.

Roll Call Vote:

Yes – 7 (Shukites, Schilling, Love, Lilly, Carrier, Brown, Litecky)

No – 0

The vote was passed.

Ms. Litecky asked for a motion on whether all 7 criteria had been met.

Mr. Love made a motion that the applicant met all 7 criteria, seconded by Ms. Lilly.

Roll Call Vote:

Yes – 7 (Shukites, Schilling, Love, Lilly, Carrier, Brown, Litecky)

No – 0

The vote was passed.

Ms. Litecky asked for a motion on the recommendation of granting the special use permit for PC

27-05.

Mr. Love made a motion to grant the Special Use Permit for PC 27-05, with the conditions that the subject property be annexed into the City of Carbondale, and that they apply with City Code and install an appropriate drainage system and/or retention pond, seconded by Ms. Lilly.

Roll Call Vote:

Yes – 7 (Shukites, Schilling, Love, Lilly, Carrier, Brown, Litecky)

No – 0

The vote was passed.

Mr. Lenzini stated that the case will go before the City Council for final approval.

5. Old Business

- a. Ms. Litecky provided an update on recent City Council business.

6. New Business

- a. Vice Chair Officer Election – Ms. Litecky asked for nominations for the Vice Chair position. Mr. Shukites nominated Mr. Love for Vice Chair, seconded by Mr. Carrier. The motion was approved with unanimous voice vote.

7. Adjournment

Mr. Love moved to adjourn the meeting, seconded by Mr. Carrier. The meeting was adjourned with unanimous voice vote.



Agenda Item Details

Meeting: September 8, 2026 - City Council Meeting
Category: Executive Session
Subject: Executive Session to Discuss the Setting of a Price for the Sale or Lease of Property Owned by the Public Body
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)
Goals: Goal 3: Demonstrate fiscal responsibility and transparency while providing high-quality City services.
Originating Department: City Clerk

Background: The Illinois Open Meetings Act permits the City Council to enter into Executive Session for the purpose of discussing the setting of a price for the sale or lease of property owned by the City [5 ILCS 120/2(c)(6)].

No action is anticipated following the discussion held in the Executive Session, but in the event any action is to be taken as a result of the discussion, final action will only occur in open session and will be preceded by a public recital of the nature of the matter being considered.

Additional Information:

Attachments:
None

Motion & Voting: 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)

Motion by None, seconded by None.

Final Resolution: Motion

Yea: None

Nay: None



Agenda Item Details

Meeting: September 8, 2026 - City Council Meeting
Category: Executive Session
Subject: Return to Open Session
Type: Procedural
Recommended Action: Return to Open Session
Goals: Goal 3: Demonstrate fiscal responsibility and transparency while providing high-quality City services.
Originating Department: City Clerk

Background:

Additional Information:

Attachments:

None

Motion & Voting: Return to Open Session

Motion by None, seconded by None.

Final Resolution: Motion

Yea: None

Nay: None