

**City Council of the City of Carbondale, Illinois**  
**Regular Meeting**  
**October 3, 2006**

The City Council of the City of Carbondale, Illinois, held a regular meeting on Tuesday, October 3, 2006, in City Council Chambers of the Carbondale Civic Center, 200 S. Illinois Avenue. Mayor Brad Cole called the meeting to order at 7:00 p.m. with the following-named members of the City Council present/absent:

**1. Roll Call**

Present: Councilwoman Sheila Simon, Councilwoman Corene McDaniel, Councilman Chris Wissmann, Councilman Steven Haynes, Councilman Lance D. Jack and Mayor Brad Cole

Absent: Councilman Joel Fritzler

Also present were City Clerk Janet M. Vaught, City Manager Jeffrey W. Doherty and various members of the City's administrative staff.

**2. General Announcements and Proclamations**

Mayor Cole announced that the official Trick-or-Treat hours would be from 5:00 p.m. through 8:00 p.m. on Tuesday, October 31, 2006. Interim Police Chief Bob Ledbetter said that the Pumpkin Patrol would be out in the neighborhoods that evening to assist kids and help keep them safe.

Mayor Cole noted that the SIUC Homecoming Parade would take place on Saturday, October 7. The parade starts at 9:30 a.m. so detours will be in place in the Mill/University/Cherry/Illinois street areas.

**3. Citizen Comments and Questions**

There was no one who indicated a desire to speak during this portion of the meeting.

**4. Public Hearings**

**5. Consent Agenda**

Presented for Council approval on the Consent Agenda were the following items and corresponding recommendations:

1. Approval of Minutes. Recommendation: Approve minutes of the Regular City Council meeting held on September 19, 2006.
2. Warrant. Recommendation: Approve Warrant #991 for the period ended September 11, 2006, in the amount of \$1,188,888.28. (Exhibit A-10-3-06)
3. Removed from Consent.
4. Appointments and reappointments to Boards and Commissions. Recommendation: Concur in appointment of Michael Brazley to the Planning Commission/Zoning Board of Appeals to complete a term to expire January 31, 2007 and to fill a regular position with a term to expire January 31, 2011.
5. Ordinance approving Rolland Bridges III's request to rezone 1.25 acres from SB and R-3 to BPR for properties located at 401, 405, 407 and 409 South Washington Street.

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Recommendation: Approve. (Ord. 2006-51; Exhibit B-10-3-06)

6. Resolution approving a Special Use Permit License for Warehouse Liquor Mart's Wine and Food Expo at the Civic Center on October 26, 2006. Recommendation: Approve. (Res. 2006-R-48; Exhibit C-10-3-06)
7. Ordinance approving the City of Carbondale's request to rezone 3.34 Acres from PUD to R-1-12 for properties located at 230, 240 and 250 Charles Road. Recommendation: Approve. (Ord. 2006-52; Exhibit D-10-3-06)
8. Removed from Consent.
9. Acceptance of Deeds and Easements. Recommendation: Accept permanent easements from Douglas Parrish and Steve Payne and P. Michael Kimmel for water and sanitary sewer lines to serve the AAA Storage property.

Mayor Cole asked if any Council members would like any item removed from the Consent Agenda. Councilman Haynes asked that 5.3 and 5.8 be removed.

S. Simon moved, L. Jack seconded, that Consent Agenda Items 5.1, 5.2, 5.4, 5.5, 5.6, 5.7 and 5.9 be approved. VOTE: Ayes: S. Simon, C. McDaniel, C. Wissmann, S. Haynes, L. Jack and B. Cole. Nays: None. Motion declared carried.

### 5.3 Acceptance of Minutes of Boards, Commissions and Committees

S. Haynes moved, C. McDaniel seconded, that the minutes of the Child Care Advisory Board of July 26, Library Board of August 9, Planning Commission of September 6 and Preservation Commission of August 21, 2006, be accepted and placed on file. DISCUSSION: Councilman Haynes commended the Child Care Advisory Board for its efforts in creating activities to promote parental involvement and to raise funds for the Center. He noted that he had previously suggested a service charge or voluntary fee be placed on water bills to help fund the Child Care Center, but he has not yet seen in any of the Advisory Board's minutes that the Board has discussed this possibility. Mayor Cole said that Deborah McCoy would be asked to share this suggestion with the Advisory Committee. VOTE: Ayes: S. Simon, C. McDaniel, C. Wissmann, S. Haynes, L. Jack and B. Cole. Nays: None. Motion declared carried.

### 5.8 Authorization to Submit Homebuyer Grant Application

S. Haynes moved, S. Simon seconded, that the Council authorize the City Manager to submit an application to the Illinois Housing Development Authority for a Homebuyer Program grant and that the application include provisions for administration of the grant by the Western Egyptian Economic Opportunity Council. DISCUSSION: Councilman Haynes said that he asked to have this item removed solely so additional publicity and attention could be brought to the program. VOTE: Ayes: S. Simon, C. McDaniel, C. Wissmann, S. Haynes, L. Jack and B. Cole. Nays: None. Motion declared carried.

## 6. General Business

### 1. Review of Five-Year Budget

City Manager Doherty presented the five-year revenue and expenditure budget projections for all City funds. He noted that the General Fund reflects a deficit budget in each of the five years where expenditures exceed revenues. The City has adopted the minimum undesignated fund balance for the General Fund to be equal to four months

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of the Sales and Service Tax revenues for that fiscal year. Beginning in FY 2009, the General Fund fund balance will fall below the minimum undesignated fund balance.

Mayor Cole noted that the information provided projects estimated revenues and expenditures without reflecting any changes in what is currently being done in terms of services, staffing, etc.. He also noted that with no changes in either revenues or expenditures, by FY 2009 the City would begin to fall below the reserve amount, the undesignated fund balance, of four months sales and service tax revenues that the City has adopted as policy. He noted that although the City currently has a very healthy fund balance, if no changes are done in the next couple of years, the City is projected to hit its ceiling of fund reserve. As a result, as the City looks ahead at the next five years it needs to consider what the additional costs are going to be and how the City wishes to handle them, particularly though the use of sales tax.

In response to Councilwoman Simon's inquiry, City Manager Doherty agreed that the City's good bond rating is directly related to the good fund balance in the General Fund. Also in response to Councilwoman Simon's inquiry, the City Manager said that the City of Carbondale is not subject to property tax caps. Noting that the City is going to be faced with either increasing revenues, cutting services or both, Councilwoman Simon suggested that the City Manager consider putting together a panel of home owners, business owners, students, university officials and others to discuss possible options presented by the City Manager and talk about the pluses and minuses of those options. City Manager Doherty agreed that this could be done.

Mayor Cole agreed that the choices outlined appear to be increase revenues, decrease services or both. He added that looking at where adjustments can be made, local governments have limitations on where revenues can be obtained, primarily fees to cover expenses for whatever is being regulated and taxes including sales and service taxes and property taxes. He said he does not believe anything more should be done on utility taxes and also believes it is very important to maintain the zero property tax for the City's home owners and property owners. Mayor Cole also noted that the City Manager will be developing proposals, adding that it could be expected that this item will come back for Council action some time next summer or fall.

Councilman Wissmann said of all possible revenue sources, the one he dislikes the least is sales tax. In response to the Councilman's inquiry, City Manager Doherty said the sales tax rate can be raised in one-quarter percent increments. A one-quarter percent sales tax increase would generate about \$1 million, about the same as what would be generated by the property tax. Councilman Wissmann said that although the City has some time to start thinking about these things, the City should not continue to draw off its fund balance because it will eventually lead to the City being in the red.

In response to Councilman Haynes' inquiry, City Manager Doherty said that the City established the policy for having four months revenue in reserve a number of years before he became City Manager. In selecting four months, the factors that were considered are how much money it takes to operate the City, to pay the bills and to cover whatever grants have to be funded prior to reimbursement, all which require a good fund balance. In addition, there are special projects that come up from time to time in which the City Council wants to participate such as an economic development project or something like the clean-up program which occurred this past summer. Mr. Doherty also noted that it is wise to have a savings account especially because the City

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is so reliant on sales tax, adding that a downturn in the economy could have adverse impacts on revenues. Councilman Haynes said that he agrees with the policy of a four-month balance. He also agreed with Councilwoman Simon's suggestion for a panel to consider the options. He asked, however, that this item not be allowed to linger too long.

Mayor Cole noted that there is no action being requested of the City Council at this time, adding that the City Manager has his direction and the item will be brought back for further discussion at a future meeting.

2. Encroachment Permit for Various Southern Illinois University Signs located throughout the University Campus

C. Wissmann moved, S. Haynes seconded, that the Council approve the SIU Board of Trustees request for an encroachment permit to allow for the construction of multiple signs across the University campus. VOTE: Ayes: S. Simon, C. McDaniel, C. Wissmann, S. Haynes, L. Jack and B. Cole. Nays: None. Motion declared carried.

3. Ordinance amending Title Five (5) of the Carbondale Revised Code as it relates to Mobile Home Fees

S. Haynes moved, C. Wissmann seconded, that the Council approve an Ordinance amending Title Five of the Carbondale Revised Code as it relates to Mobile Home Fees. VOTE: Ayes: S. Simon, C. McDaniel, C. Wissmann, S. Haynes, L. Jack and B. Cole. Nays: None. Motion declared carried. (Ord. 2006-53; Exhibit E-10-3-06)

### 7. Council Comments

Councilman Wissmann noted that he received a call in the middle of the night from a liquor license holder (who did not identify himself/herself but Councilman Wissmann recognized the voice) complaining about a competitor. Acknowledging that elected officials may be expected to serve 24/7, it is only courteous for persons wishing to speak to Council members to call at a reasonable hour and leave a name and phone number so the Council member can return the call.

Mayor Cole announced that Amtrak had added another train to the Carbondale-Chicago schedule, the "Saluki". There will be a VIP Preview of the train on Tuesday, October 17, leaving Carbondale at 9:00 a.m. and arriving in Chicago at 2:40 p.m.. Anyone interested in riding the preview Saluki should contact the City Manager's Office. The Saluki will start its regular route on October 31st.

### 8. Adjournment

There being no further business to come before the City Council, the meeting was declared adjourned at 7:56 p.m..

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Janet M. Vaught, City Clerk

Approved by the City Council on:

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