



www.adamscarbondale.org

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1. 2010

1.1 November

Hello Carbondale! (2010-11-16 14:00)

I've never run for public office, so this is a new adventure. But I take to heart Jefferson's dictum, "That government is the strongest of which every [person] feels himself a part." I have always taken an active part in the life of my community, and strove, as a teacher, to explicitly provide tools for my students to become more effective citizens.

Since my childhood I've known Carbondale because of SIU. When I was growing up on our farm outside Ava we came here for special events – concerts, lectures, theater, politicians running for high office. In 8th grade I wrote my first research paper using documents available at the brand new Morris Library.

I also knew it because of the Hospital and the Carbondale Clinic (now Center for Medical Arts) where we came for any serious medical problems.

And Carbondale became the center of our family's social life – where we went to church, where I attended high school, and where our good friends lived.

For the past 23 years I worked at SIU as a professor of anthropology. I follow University affairs closely. I saw that President Poshard said he would take the maximum 6 furlough days. And I noted that Chancellor Cheng's plan to address the current fiscal crisis was an across-the-board closure. Four days, no matter what your salary. So the \$30,000 a year Civil Service worker, who lives paycheck to paycheck, will take as great a cut as a \$150,000 a year administrator, who saves chunks of their salary in tax deferred annuities. I don't think this is the recipe for guiding an institution in which "every [person] feels himself a part."

We face what may be a long period of fiscal austerity, both at the University and in the City. We must find ways that distribute the pain in the fairest way possible. That means protecting those who earn the least, and calling on the most privileged to pick up more of the burden. The University's morale, and the City's democratic promise, depend on it.

I have great hopes that Chancellor Cheng will continue the University's revitalization that began when Chancellor Wendler set SIUC on the path of enhancing its educational and research missions. I hope that SIUC will be a good partner to the City as we promote reinvestment in our valuable neighborhoods and business districts.

Thanksgiving weekend (2010-11-28 18:35)

Almost all my family was in for Thanksgiving, so the past week has been full of preparations and feasting. It is now time to clean up the house and turn my attention to more serious things.

Last week's mob action that resulted in a homicide and serious injury are front and center in my concerns. The events happened only a few blocks from my home. Neighbors walking home from work and running errands witnessed the build-up and aftermath. It was a shocking and horrifying event. Excellent police work led to the quick apprehension of two suspects.

I am running for City Council because I seek the renewal of the City's core residential and business districts. There is nothing that inhibits reinvestment more than high crime rates. It is an issue that galvanizes neighborhood organizations. And Carbondale's historically high crime rates, easily searchable on the web, undoubtedly motivates many young people to seek their education in cities they and their parents perceive as safer.

So this mob action and murder must seriously concern us.

For years Carbondale's neighborhood organizations have been seeking transparency from the Police Department through web-based and email announcements of crimes and crime mapping. In March 2009 the Police instituted an email notification system, and in 2010 established a crime mapping system. Together with active email communications among neighborhood residents and good police response, crime has been significantly reduced in Carbondale's central residential neighborhoods.

As a Council person I will continue to urge the police to use the latest technologies and will promote the development of strong neighborhood organizations - including in apartment complexes and areas where students predominate - to enhance police-citizen collaboration. Crime reduction is vital to our city's revitalization.

1.2 December

Revitalizing Carbondale (2010-12-05 22:51)

Last night we went to the 20th annual Lights Fantastic parade after eating delicious chili at the Rotary Breakfast Club Chili Supper. Both, I understand, were larger than they ever have been. Perhaps there's something about hard times that brings people out to be with their neighbors.

As I stood in front of City Hall stamping my feet to keep warm, a woman my age danced up beside me, also keeping warm. Turned out she's from Sparta and she and her husband come down simply because they like the parade.

Carbondale truly is a destination for the larger Southern Illinois region.

We ate breakfast at Harbaughs, which looks cheerful and inviting with its recent facelift. Today I read that Italian Village is designing a new outside eating space/entrance, and Rachel Cristaudo told me that they are going to re-open Cristaudos Bakery in the old Kaleidoscope building across from the Civic Center. This follows on the rebuilding of Hangar 9, the revival of Melange, and Pagliai's relocation to a bright, new and larger space. This kind of reinvestment in the Downtown is heartening.

For all the travails caused by SIU's fall-off in enrollment, these business people - who rely as much on townspeople as on students - are optimistic about the future.

We need new construction on previously undeveloped land, like Chilis and other East Side businesses. But reinvestment in existing business districts is key to maintaining and enhancing the quality of life for Carbondale's residents.

Readers Queries (2010-12-14 21:38)

I received a number of responses to my previous email, with questions regarding taxes and property renovation. I welcome reader responses. I'll reply personally and post them here.

A neighbor who has several rental properties wrote:

"Hi Jane,

Just wondered how you're standing on zoning these days. With so much housing for students in outlying areas lots of places in town are empty now. ... What sort of plan do you foresee for

our area now?"

I am very concerned about the situation with the older housing units in town. Part of the problem is the decline in the number of students at SIU, but part of the problem is that students seem to want a different product than is offered by many of the older apartment buildings and houses. It appears they are willing to pay a premium for amenities the older units don't provide.

I hope that landlords will reinvest in their properties, renovating them as the owners of St. Germaine Square on Rawlings St. and other properties have done. That apartment complex was rife with problems when the current owners took it over. They renovated, upgraded, allowed dogs, and now it seems to be a good place both for undergraduate and graduate students, as well as the occasional new faculty and staff person.

The Comprehensive Plan recommended a thorough review of our codes, with revisions that would simultaneously allow greater flexibility for builders, while enhancing neighborhood integrity. A lot of policy tools are available that weren't available when our code was developed. I would like to see revisions that allow for and promote the revitalization of our older residential neighborhoods, while encouraging new developments within the city limits. See my [1]Issues page for more ideas.

I believe that to attract students to SIU we need a town that's beautiful, in which rental properties are well-maintained and secure, in safe neighborhoods. I believe you provide such housing, and I hope you have not had difficulty filling your units. I would like to know your experience in this regard - it's the only way to learn what's actually happening. (She replied that all her properties were fully rented.)

If you have ideas about how to enhance our housing stock and deal with the high vacancy rates, I'd really appreciate hearing from you.

(She applauded the \$5,000 rental conversion program that had helped renovate a former rental house near her home.)

An anonymous writer said, "I am reading that she will want to raise taxes."

The last thing I want to do is raise taxes, but if you've been following the City budget, I know you're aware that pension fund assessments have risen by about \$1 million this year. The City has no choice regarding that payment. And last year's budget was very tight, with staff reduced, vital positions left vacant, and programs cut. The decision on how to cover that \$1 million will be made this month, so in terms of the next election the issue will be moot. Nonetheless, we may face the same problem next year, and the next, etc.

I would far rather expand our tax base than assess new taxes. I would also like to see if there are ways for various taxing bodies (schools, park district, etc.) to cooperate to reduce duplication and create greater efficiencies.

If elected I'll pledge to learn the budget in detail, as well as the inner workings of City government – something difficult to do from the outside. If there are places to cut, I'll recommend those cuts (and other efficiencies that might be available). However, we have to maintain public safety and other services that can only be covered by taxes.

Long answer – It's a complex issue I'll study backward and forward. Short answer – raising taxes is an absolutely last choice, bottom of the list. If we must raise taxes to maintain basic services, I want to raise them where they'll do the least harm – particularly to our businesses and to people with limited incomes.

"Hello Jane,

I appreciate your willingness to run for an elected position in the Dale'

Please share with me what/how you expect to implement your plan if elected -

How have you prioritized your 3 R's?

Can you share brief 2 examples of what you believe the City needs to revive itself as related economic growth??"

Thank you for your queries. Please visit my website and read my program. The home-page is [2]<http://www.adamscarbondale.org/>

The issues page, where I lay out my program in greater detail, is [3]<http://www.adamscarbondale.org/issues>

Right now, the most important thing in terms of economic growth is making the city attractive to prospective (and existing) students – safe, well-maintained, attractive housing; crime reduction; and a physically attractive city that says to parents and other visitors that this is a college town. Enhancing the City's appearance and infrastructure are also vital to attracting venture capital to invest in spin-offs from the University - a more long-range project. And, we need to make the town ever more attractive for home-owners, a key foundation for economic vitality.

Do you have ideas for growth? If so, please let me know. An energetic and engaged citizenry is probably the most important aspect of both economic and community development.

1. <http://www.adamscarbondale.org/issues>

2. <http://www.adamscarbondale.org/>
 3. <http://www.adamscarbondale.org/issues>
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2. 2011

2.1 January

The Tragedy in Arizona (2011-01-10 17:10)

I was pretty much glued to my TV set or radio this weekend, since I first heard about the horrific shooting in Tucson. Perhaps you were too. I know a little bit about Arizona politics since the politics are so polarized, complicated, and vocal in that state. But I didn't know of Gabrielle Giffords. As the story unfolded I discovered she was extraordinarily attractive, thoughtful, articulate, and courageous - a true role model for people in or seeking public office.

Which is why I write to you today. The senseless shooting in Tucson sends reverberations through our political culture, even to the Mayoral and City Council race in our town. What lessons should we take from it?

Despite her district's highly charged political culture, the frequent threats against her, and the occasional attacks on her offices, she insisted on holding frequent, highly public meetings with her constituents. Unlike some politicians who cancelled town hall meetings last year when the political rhetoric grew over-heated, she continued to meet with her constituents.

Gabby Giffords seems to have been an exemplar of a public servant and politician - principled in her positions on issues, respectful of those who disagreed with her, accessible. Which is why the attempt to kill her, and the wounding and killing of so many others at her "Congress On Your Corner" event Saturday, is so particularly senseless.

In the wake of this shooting some people are calling for a ratcheting down of debate. The violent metaphors that pepper some political rhetoric, they say, inflames the unstable and leads them to violent acts.

Nothing, however, so far links the shooter, Jared Lee Loughner, to contemporary politics. I looked at his YouTube videos; he sounds like a deeply disturbed young man with no obvious political agenda.

People who are in the public eye and many others sometimes face threats from individuals who, for some highly personal reason, fixate on them as the source of their travails. Professors are not infrequent targets. Every time I hear of a campus rampage my mind runs back over the occasional disturbed - and disturbing - students I have dealt with in my classes and heard about from my colleagues. It comes with the territory.

In the 1960s I went South as a Freedom Summer volunteer. Then, violence was an ever-present threat - violence by people who were committed to maintaining racial segregation and white supremacy.

As it turned out, our democracy was strong enough to withstand the terrorism of that period. White people as well as black respected our judicial, legislative, and Constitutional

procedures enough to tear down legal segregation. Racially motivated violence and assassinations occurred. But given the shrill rhetoric of the period, the violence was far less than we anticipated.

Perhaps we'll learn that Loughner was inflamed by the political rhetoric swirling around him. But the test of the danger it poses – and the strength of our democracy – is not if some disturbed individual goes over the edge. It is if groups of people find it reasonable to kill to achieve their political ends. It is if our divisions become so deep that we cannot resolve them through non-violent political action.

Only then does the majority have the right to enforce its will on the minority – as it did and does in enforcing the civil rights laws of our land.

If our democracy is to remain vital and meaningful, people must be able to express their ideas and sentiments, no matter how noxious their expression may be to others. And our representatives must have the courage to face their constituents and defend their positions on difficult issues.

Only a robust public space where "the right of the people peaceably to assemble, and to petition the Government for a redress of grievances" can protect our democracy. Gabby Giffords seems to have known that well.

As I run for public office for the first time in my life, I take her example seriously: I will continually solicit your views, I will seek policies that are responsive to them and, when we disagree, to respectfully explain why I believe and act as I do.

I pray that Gabrielle Giffords and the others who were injured recovers fully from their terrible injuries. And I share the grief of those who lost loved ones.

Meet the Candidates (2011-01-21 22:37)

I will be attending Carbondale's Neighborhood and Housing Action Group annual Neighborhood Alliance meeting tomorrow, Saturday, January 22, 2011, 9:30 am to 1 pm, at the First United Methodist Church in Carbondale (214 W. Main).

The luncheon portion of the meeting will feature an introduction of candidates running for Mayor and Council and an informal opportunity for candidates to talk with Carbondale citizens.

I would like to meet you and get your ideas about how to revitalize our neighborhoods.

You can contact Mary O'Hara at 713-0820, maryohara@mchsi.com or Sarah Heyer at 549-5302 x 386 or studycircles@ci.carbondale.il.us for more information about the program.

We really need reinvestment in and renewal of our neighborhoods. They are the heart of our City. Please attend this important meeting and share your ideas with me and the other candidates.

I hope to see you Saturday!

Jane Adams

p.s. Let me know if you would like a yard sign for your yard, and include your address.

Inform yourself of Candidates' positions on issues you care about.

The Green Party has posted Candidate responses to their questionnaire [1]<http://shawneegreenparty.org/>

Carbondale Times will have a section devoted to Candidates' positions in their February 2 issue.

Other Candidate Meetings

The Boys & Girls Club and the Rotary Club of Carbondale - Breakfast are sponsoring a Mayoral Candidate Forum on **Thurs., Feb. 3** from 7 to 9 pm at the BGCC at 250 N. Springer St.

Carbondale League of Women Voters will have a meet and greet the City Council candidates **Wed., Feb. 9**, 7:00-8:30 p.m. at the Civic Center. (Candidates will be seated at tables. Voters may meet/speak individually to as many candidates as they wish.)

Carbondale League of Women Voters will have a meet and greet the Mayoral candidates **Thurs., Feb. 10**, 7:00-8:30 p.m. Eurma Hayes Center, 441 E. Willow. (Candidates will be seated at tables. Voters may meet/speak individually to as many candidates as they wish.)

The League will host Candidate Forums after the Primary election.

WSIU interviews with Mayoral candidates are posted here: [2]<http://www3.wsiu.org/radio/morningconversation/> Scroll down to Dec. 6, 7, 8, 9, and 10.

This election is vital for Carbondale's future. The Mayor and three council people will be elected. Please study where candidates stand on issues and participate in this vital election.

I value and need your support – financial and practical. Please help with a yard sign, hosting a meeting for your neighbors, friends, or club, making phone calls... You can contribute on this website or send a check to P.O. Box 642, Carbondale, IL 62903. Contact me at jane@adamscarbondale.org

1. <http://shawneegreenparty.org/>

2. <http://www3.wsiu.org/radio/morningconversation/>

Council Abdicates Responsibility (2011-01-25 16:07)

Cole granted sole power

Last Tuesday Mayor Brad Cole got a slim majority to pass an ordinance giving him sole power to dispose of certain city-owned property. Chris Wissmann, Corene McDaniel, and recently appointed Councilman Michael Neill voted with Mayor Cole, giving up their responsibility to oversee the sale of City property. Mary Pohlman, Joel Fritzler, and Steven Haynes spoke and voted against the ordinance.

Here's the fine print: The City acquires some tax-lein lands that have no other buyers. They plan to sell these lands for building one- or two-family homes. It sounds like a great program.

However, under this ordinance only those with inside knowledge will know the property exists, and only the Mayor will know who seeks to buy the land or how much they pay. Even City Council people are not required to be informed how much land the city acquires and to whom it is sold.

Until last Tuesday the Carbondale Code required that all surplus property be advertised for bid, and that a super-majority of the Council approve all sales. This guarantees that anyone wanting to buy property can know about it and bid on it. It seeks to guarantee that crony-ism and corruption do not taint the sale of property owned by the citizens of Carbondale.

This ordinance creates a dark corner of City Government. And we all know what grows where sunlight does not fall.

This ordinance violates the basic responsibility of public office - to make sure that government is open and transparent, and that the goods the citizens trust to their government are properly and honestly cared for.

If elected to Council, I will immediately seek to overturn this ordinance.

To read the ordinance, go to [1]<http://ci.carbondale.il.us/node/1930>; scroll down to item 4 for the full text of the ordinance.

1. <http://ci.carbondale.il.us/node/1930>

2.2 February

Walking Carbondale's Northeast Side (2011-02-04 22:33)

[sent to list 1/31/2022]

This weekend I walked the Northeast side of Carbondale, going door to door and asking people for their votes for City Council. I met people who clearly took pride in their homes and their community.

I recalled when, back in the day, I visited my high school friends who lived in this area. The streets were unpaved, many of the homes had no sewers, much of the housing substandard—the effects of Jim Crow, that in the early 1960s was still enforced.

My walk through the neighborhood brought back memories of the many days in 1964 when I canvassed African American homes in Mississippi for the Freedom Democratic Party, and of the next summer when I worked to get a quilting coop off the ground in rural southwest Mississippi. A number of beautifully decorated front-yard gardens took me back South. And I was reminded of the intimate knowledge of place that can only be attained by walking the streets, knocking on doors, and talking with people.

During the 1970s I lived elsewhere. But I heard from my parents about the profound changes that were occurring here as the citizens of Carbondale mobilized and Great Society programs helped overcome this shameful legacy. Sewers were installed, streets widened and paved, the Eurma Hayes Center was established.

Over the years the City maintained its commitment to renovate the area. I saw a lot of yard signs for Don Monty, a testament to his aggressive pursuit of grants to improve its housing and infrastructure.

Most recently a private firm, Neighbors, Inc., has built and has begun leasing many attractive single-family homes, scattered on empty lots throughout the neighborhood. I hope that many of the renters end up buying their homes, as the subsidized program intends. All of our neighborhoods in Carbondale can see what investment in excellent infrastructure and City support can do to encourage reinvestment and renewal.

The transformation of the Northeast side is a testament to what focused government attention can accomplish. It is also a testament to the power of an organized citizenry and, simultaneously, a caution that government action alone cannot take care of all problems.

In the coming weekends I'll be walking other neighborhoods. I want to hear your concerns, your complaints, and your best hopes for the city.

Learn the candidates' positions on issues vital to you.

Upcoming Events - Mark your calendar!

There are a number of events this week and next that I hope you'll attend.

This week's Carbondale Times will have statements by the mayoral candidates. City Council candidates will be featured next week. Be sure to pick up a copy!

Town-Gown Relations

Tuesday, February 1, 7 p.m., SIUC Student Center Ballrooms

The University and Local Economic Development: Town-Gown Relations in the 21st Century. Eugene Trani. This talk can be viewed here: [1]<http://www.ustream.tv/recorded/12399287>

Eugene Trani is recently retired president of Virginia Commonwealth University.

Opportunity to hear from the candidates for Mayor

Meet and Greet City Council Candidates

Wed., Feb. 9, 7:00-8:30 p.m. at the Civic Center.

Carbondale League of Women Voters will have a meet and greet the City Council. Candidates will be seated at tables. Voters may meet/speak individually to as many candidates as they wish.

Meet and Greet Mayoral Candidates

Thurs., Feb. 10, 7:00-8:30 p.m. Eurma Hayes Center, 441 E. Willow

Carbondale League of Women Voters will have a meet and greet the Mayoral candidates. Candidates will be seated at tables. Voters may meet/speak individually to as many candidates as they wish.

The League will host Candidate Forums after the Primary election.

Candidate positions on the web

WSIU interviews with Mayoral candidates are posted here:
[2]<http://www3.wsiu.org/radio/morningconversation/> Scroll down to Dec. 6, 7, 8, 9, and 10.

Candidate responses to the Green Party questionnaire are here:
[3]<http://shawneegreenparty.org>

1. <http://www.ustream.tv/recorded/12399287>
2. <http://www3.wsiu.org/radio/morningconversation/>
3. <http://shawneegreenparty.org/>

Social Capital (2011-02-19 16:22)

Last week the Mayor recommended not funding two important community organizations: "I Can Read" and Attucks Community Services. Steven Haynes objected, and the issue will again

come before City Council.

According to Mayor Brad Cole, a community group, Eurma C. Haynes, Inc., had been given the Center where these organizations are located. Cole went on to say that it had been explicit that the City not give any more funding to the groups such as theirs that had rented space in the Center.

Baffled, Margaret Nesbitt of "I Can Read" tried to make sense out of the Mayor's remarks. The funds for "I Can Read" were relatively modest, \$9,270. Attucks Community Services requested \$35,000.

Mayor Cole responded that he has proposed that the City "do exactly the things that [Mrs. Nesbitt] is talking about." His proposal is to give \$150,000 to Elementary School District 95 to fund a summer tutoring program.

The facts of the case: A new organization, the Eurma C. Hayes Center, Inc., was formed to take over the building from the city. No members of "I Can Read" or the Attucks Community Services boards serve in the new organization.

The substance of this issue is far more important than the legal facts of the case. Two volunteer-run organizations with deep roots in the community are being defunded. With the "savings," plus another \$105,730, Mayor Cole proposes to transfer \$150,000 of City tax money to another taxing body, the troubled Elementary School District 95.

"I Can Read of Southern Illinois" is a model community program. For 23 years it has provided tutoring and other after school activities for young children who otherwise might go home to an empty house. Education student volunteers from SIU work with the children – and hone their skills teaching kids from backgrounds they may never before have encountered.

Attucks Community Services works with older children. It has operated for 40 years serving the community. It has recently received a USDA grant to teach children gardening and develop community gardens.

Though based in the historically black community, these programs knit together people from all races, neighborhoods, and faith communities. We attended a fundraising dinner for "I Can Read" at the Elks Club and saw people we knew from across the city, along with many people we'd never met before.

These programs build the "social capital" of our community.

Carbondale has a robust tradition of volunteering. Volunteers support the work of many important civic and religious organizations, including the Women's Center, Green Earth, the Stage Company, WDBX, the Rotary Clubs, Scouts, Good Samaritan House, the NAACP, the League of Women Voters, Sierra Club, Audubon Society, the Bucky Dome, Lights Fantastic, neighborhood associations such as the Arbor District, and much more. We are rich with multigenerational webs of relationships that make Carbondale a more desirable place to live.

Now, in one of the poorest neighborhoods, with the deepest need to develop social capital, the Mayor recommends elimination of city support.

Our state and nation face very difficult times. Illinois is teetering on default of its debts and commitments. The city budget is imperiled. In these times, we must rely on – and enhance – our accumulated social capital.

Social capital rests on a foundation of trust that government and the citizens are pulling in the same direction. It rests on a moral foundation that protects the most vulnerable from the worst vicissitudes of perilous times.

Instead, Mayor Cole and the City Manager propose to cut successful programs that have built wide networks of committed volunteers. Adding insult to injury, the mayor proposes to replace the minimal funds that “I Can Read” and Attucks Community Services request with a far larger donation of our money to an expensive education bureaucracy that already taxes our community heavily.

You can listen to the City Council deliberations on the Community
[1]<http://ci.carbondale.il.us/sites/default/files/pdf/audio-agenda11/020811/Item%206-4-1.mp3>.

1. <http://ci.carbondale.il.us/sites/default/files/pdf/audio-agenda11/020811/Item%206-4-1.mp3>

Thank you for voting! (2011-02-27 18:44)

Now the real campaign begins.

A big thank you to everyone who voted for me in the primary election. I’m gratified by the confidence so many people placed in me.

Now the rubber hits the road as we move into the final stretch. The general election is April 5, less than 6 weeks from now.

I need your help! Please contribute money. Host a coffee for me with your neighbors. Put a yard sign in your yard.

I’ll be out walking neighborhoods every weekend between now and April 5. Volunteer to walk neighborhoods with me.

And, let me hear from you. What issues are important to you? What ideas do you have to improve the city?

The anonymous but always thoughtful Carbondale Observer has two posts on who Observer voted for and why – one on the mayoral race, one on the city council race.

[1]<http://carbondaleobserver.wordpress.com/>

Here's what Observer said about me.

I mentioned above that there is usually one council candidate in each election who stands out as deserving my vote. In this election, that candidate was Jane Adams. I admire her work in establishing the Arbor District. Adams owns some rental property in Carbondale and, unlike many landlords, she has improved the community by maintaining and improving her properties. She has a professional looking website with a detailed platform and a blog. I agree with the positions Adams has taken, especially her emphasis on downtown development and neighborhood revitalization. I have seen Adams speak at city council meetings during citizen comments and I have read her letters to the editor. I have always been impressed, and have often wished she would run for council. Now she is, and she got my vote. Thank you, Observer. I hope some day I learn who you are.

Election returns are posted on two local blogs:

Scott Thorne's *Carbondaze Gazette* - [2]<http://carbondazegazette.blogspot.com/>

Barton Lorimor's *Btljuice* - [3]<http://btljuice.wordpress.com/>

Complete returns from Jackson County Clerk, Archive of Election Results - [4]http://www.jacksoncounty-il.gov/index.php?option=com_content&task=view&id=92&Itemid=120

You can hear interviews with the mayoral candidates here:

WSIU Morning Conversations (Dec. 6-10) [5]<http://www3.wsiu.org/radio/morningconversation/>

The Southern Illinoisan [6]http://www.thesouthern.com/article_a33926c8-2807-11e0-8cc8-001cc4c002e0.html?mode=story

Questionnaire responses by Mayoral candidates:

Shawnee Green Party [7]<http://treesong.org/shawneegreenparty/municipal2011.html>

Questionnaire responses by City Council candidates

Shawnee Green Party [8]<http://treesong.org/shawneegreenparty/municipal2011.html>

The Southern Illinoisan (downloadable .pdf) [9]http://thesouthern.com/pdf_ee590226-3b9a-11e0-9e0e-001cc4c002e0.html

Please support my run for City Council!

If you would like a yard sign, let me know.

Please contribute to my campaign. You can donate using PayPal's secure service, or mail a check to:

Jane Adams for Carbondale
P.O. Box 642
Carbondale, IL 62903

1. http://www.jacksoncounty-il.gov/index.php?option=com_content&task=view&id=92&Itemid=120
2. <http://carbondaazegazette.blogspot.com/>
3. <http://btljuice.wordpress.com/>
4. http://www.jacksoncounty-il.gov/index.php?option=com_content&task=view&id=92&Itemid=120
5. <http://www3.wsiu.org/radio/morningconversation/>
6. <http://treesong.org/shawneegreenparty/municipal2011.html>
7. <http://treesong.org/shawneegreenparty/municipal2011.html>
8. <http://treesong.org/shawneegreenparty/municipal2011.html>
9. http://thesouthern.com/pdf_ee590226-3b9a-11e0-9e0e-001cc4c002e0.htm

2.3 March

Japan's Earthquake and Tsunami (2011-03-15 18:05)

The massive earthquake and tsunami in Japan last Saturday has wreaked devastation beyond comprehension. We have watched gut-wrenching video of the ocean rushing inland, destroying everything in its path. First reports of the earthquake revealed how well the Japanese have built their buildings. But the tsunami – the elemental power of the ocean pouring inland sweeping virtually everything before it – appears now to have brought the country to its knees.

We will not know for some time the full scale of the tragedy. But already we can tell that it will have global effects. The immediate circulation on the internet of news, photographs, and video reveals our intimate linkage with people across the globe. Global stock markets are falling as actors in the international financial system try to gauge the long-term impact of the catastrophe. Most explosively, a potential meltdown at a nuclear power plant casts apprehension over Japan's ability to provide safe energy. And it raises questions, yet again, of the wisdom of civilian nuclear power.

We share Japan's anxiety and grief. Not just because we have the capacity to feel compassion for people everywhere, but because our lives are linked as never before in history to the lives of people in distant parts of the world.

The earthquake also reminds me that our region sits between the New Madrid fault and the Wabash Valley Seismic zone.[1] <http://tinyurl.com/bn2tgy>

From December of 1811 to February of 1812, a series of violent earthquakes shook the region. At one point the Mississippi River ran backwards. Land dropped in huge sections of the area, with Reelfoot Lake in Tennessee created by a wildly churning and rechanneled Mississippi River. There was extensive damage in St. Louis and other towns in the area. The quakes were so powerful that they rang church bells in Boston and damaged houses in Columbia, South Carolina. Current estimates place the New Madrid earthquakes at a magnitude of up to 8.6 on the Richter Scale. The Japan quake is now estimated at 9.0, the strongest in hundreds of years in Japan.

I am concerned that our household is not prepared for a natural disaster. And it makes me very concerned about the resilience of our community. Many elderly people live in our neighborhoods: Are their neighbors prepared to rescue them if necessary? City staff have training as first responders and undergo regular readiness exercises. Perhaps as a community we, the citizens, need to do the same.

Councilwoman Mary Pohlmann is a [2]"Map Your Neighborhood" trainer. Map Your Neighborhood provides a[3] checklist for disaster preparedness. Information on disaster preparedness is also posted on [4]Carbondale's City website, in the "Resource Center". The site [5]72hours.org has detailed instructions for preparing for disasters.

The May 2009 derecho brought out the best in Carbondale's residents. In the Arbor District, and I believe across the city, people mobilized to help one another clear streets, charge batteries, and otherwise weather the disaster. City governments, churches, River Radio, and many insurance companies worked effectively to deal with the aftermath of the storm.

That storm, though limited and occurring during warm weather, tested our capacity and our resilience. Let's be prepared if a more catastrophic disaster strikes.

League of Women Voters City Council Forum:

March 21, Monday. Carbondale Civic Center: Jane Adams, Jessica Bradshaw, Lee Fronabarger, Tom Grant, and John Holt.

March 23, Wednesday. Carbondale Civic Center: Lance Jack, R. Rick Jackson, Don Monty, Michael Riley, Candle Wester-Mittan, and Hugh Richard Williams.

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Complete returns from Jackson County Clerk, Archive of Election Results -

[8][http://www.jacksoncounty-il.gov/index.php?option=com_content &task=view &id=92 &Itemid=120](http://www.jacksoncounty-il.gov/index.php?option=com_content&task=view&id=92&Itemid=120)

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Questionnaire responses by Mayoral candidates:

Shawnee Green Party [13]<http://treesong.org/shawneegreenparty/municipal2011.html>

Questionnaire responses by City Council candidates:

Shawnee Green Party[14] <http://treesong.org/shawneegreenparty/municipal2011.html>

The *Southern Illinoisan* (downloadable .pdf) [15]http://thesouthern.com/pdf_ee590226-3b9a-11e0-9e0e-001cc4c002e0.html

Please support my run for City Council!

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Please contribute to my campaign.

You can donate using PayPal's secure service, or mail a check to:

Jane Adams for Carbondale

P.O. Box 642

Carbondale, IL 62903

A copy of our report filed with the State Board of Elections is available on the Board's official website ([16]www.elections.il.gov) or for purchase from the State Board of Elections, Springfield, Illinois.

1. <http://tinyurl.com/bn2tgy>

2. <http://www3.wsiu.org/television/infocusarchive/player.php?record=343>

3. http://www.oregon.gov/OMD/OEM/plans_train/docs/Map_Your_Neighborhood.pdf?ga=t
4. <http://ci.carbondale.il.us/node/231>
5. <http://72hours.org/>
6. <http://carbondazegazette.blogspot.com/>
7. <http://btljuice.wordpress.com/>
8. http://www.jacksoncounty-il.gov/index.php?option=com_content&task=view&id=92&Itemid=120
9. <http://www3.wsiu.org/radio/morningconversation/>
10. http://www.thesouthern.com/article_a33926c8-2807-11e0-8cc8-001cc4c002e0.html?mode=story
11. http://thesouthern.com/news/local/article_29f72ef2-4a0f-11e0-8205-001cc4c002e0.html?mode=video
12. <http://stream.publicbroadcasting.net/production/mp3/wsiu/local-wsiu-956807.mp3>
13. <http://treesong.org/shawneegreenparty/municipal2011.html>
14. <http://treesong.org/shawneegreenparty/municipal2011.html>
15. http://thesouthern.com/pdf_ee590226-3b9a-11e0-9e0e-001cc4c002e0.html
16. <http://www.elections.il.gov/>

(2011-03-20 17:53)

I've been walking through Carbondale's many and varied neighborhoods to introduce myself and talk with people about their concerns for our city.

Over the years I've driven virtually every street in town, but walking it and pausing to talk with people gives a whole new perspective. We have neighborhoods that rival any with their grace and prosperity. We have neighborhoods that are modest but neat, and others that are blighted.

One theme that runs through our conversations: the integrity of the neighborhoods. And this isn't just in areas that are threatened with blight. It's also in upscale areas where city codes allow development that threatens the feeling of the neighborhood and diminishes property values.

In a number of neighborhoods, older residents point out houses on their block that were bought by absentee landlords. Once neat, well-kept homes have deteriorated and are over-occupied. They – and their heirs – lose the savings accumulated over a lifetime as blight overtakes their neighborhood. The quality of life that they had looked forward to in retirement erodes.

In an area developed as multi-family homes, developers who carefully followed city strictures regarding expensive landscaping and appearance find themselves surrounded by buildings that lack any grace or charm. The value they could have realized in higher rents is lowered by the cheapness of the surrounding buildings. They believe that city code is enforced unequally, depending on "who you know."

However, I also saw hopeful signs. Walking the north central part of town last Saturday I came across a young man who, on his evenings and weekends, was building a single family home on what had been an empty lot. He has built and sold several such homes to young

families and hopes, despite the current credit crunch, he will be able to sell this one. He is betting on Carbondale's renewal.

With 27,000 residents, Carbondale is a small town. But it has the feel of a much larger city. Its history as a railroad town with a large African American and white working class and the explosive post-WWII development of a major research university, a regional medical center, and a large social service industry have created a uniquely complex social landscape.

Many of Carbondale's residential neighborhoods are aging. Most of the homes were built during the two periods of major economic and university expansion – the early years of the 20th century and, after WWII, the 1950s through 1970s. Now, 40 years after this period of rapid growth, these neighborhoods are undergoing a generational transition. And, for a variety of reasons, that transition is not going well.

Over the past 35 years in the city's southern core, where I live, zoning determined that a large proportion of pre-WWII homes have been converted to rooming houses or replaced by apartment buildings. In the remaining single family, R-1 areas, many homes have also become poorly maintained rental properties. The post-WWII subdivisions are currently undergoing a similar transformation.

If this process proceeds unchecked, Carbondale will lose much of its valuable housing stock.

Our newer, more affluent neighborhoods are also threatened – in the short term by the weak housing market. The threat over the long term is the lack of protection from encroachment of uses that potentially reduce the quality of life, and associated property values, of these neighborhoods.

Some people say this is a natural result of market forces and high property taxes. I think the issue is more complicated. It is also a result of past city and university policies, federal tax and credit policies, spotty and inconsistent code enforcement, and an increasingly uncompetitive elementary school district.

It is in everybody's interest – except perhaps a few individual slumlords – to reinvest in our housing stock and renew our neighborhoods.

Property that has been renovated brings in more property taxes than blighted housing.

- Crime is far less in neighborhoods in which homeowners predominate.
- An attractive city has a far greater potential to draw students to the university than one with large areas of blight.
- An attractive city with well-maintained housing stock provides an "incubator" for start-up businesses, some of which will grow into substantial enterprises. With so many highly educated graduates of SIUC, we need to make the city a place these young people wish to establish their businesses.
- A city with vigorous, attractive neighborhoods supports a wide range of services.
- Most important, reinvesting in our housing stock and promoting neighborhood integrity preserves the quality of life and the wealth of people whose life savings are largely tied

up in their home.

Other university towns have successfully confronted similar challenges. The undermining of our neighborhoods can be arrested and, over time, reversed.

But it will take strong, determined, and consistent leadership by the City. And it cannot be done solely by City government. Revitalization of our neighborhoods, with sustained reinvestment, will require action by the school districts, the Park district, the university, the business community, and the city's residents. On my [1]issues page I outline some specific steps the City can take to reinvest in and revitalize our neighborhoods.

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[8]http://stream.publicbroadcasting.net/production/mp3/wsiu/local-wsiu-95_6807.mp3

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The *Southern Illinoisan* (downloadable .pdf) [11]http://thesouthern.com/pdf_ee590226-3b9a-11e0-9e0e-001cc4c002e0.html

1. <http://www.adamscarbondale.org/issues>
2. <http://carbondazegazette.blogspot.com/>
3. <http://btljuice.wordpress.com/>
4. http://www.jacksoncounty-il.gov/index.php?option=com_content&task=view&id=92&Itemid=120
5. <http://www3.wsiu.org/radio/morningconversation/>
6. http://www.thesouthern.com/article_a33926c8-2807-11e0-8cc8-001cc4c002e0.html?mode=story
7. http://thesouthern.com/news/local/article_29f72ef2-4a0f-11e0-8205-001cc4c002e0.html?mode=video
8. <http://stream.publicbroadcasting.net/production/mp3/wsiu/local-wsiu-956807.mp3>
9. <http://treesong.org/shawneegreenparty/municipal2011.html>
10. <http://treesong.org/shawneegreenparty/municipal2011.html>
11. http://thesouthern.com/pdf_ee590226-3b9a-11e0-9e0e-001cc4c002e0.html

2.4 April

Budget Vote Looming (2011-04-18 23:27)

Last Meeting of This City Council

City Council meets tomorrow, Tuesday, with a long and important agenda. This is the last meeting for this Council; at the next Council meeting the newly elected mayor and council members (including yours truly) will be sworn in.

The Consent Agenda is a long one, with a number of non-routine items. It is voted on as a package unless Council members ask to have items voted on individually. The entire agenda is posted on the

[1] City website .

The most important part of the agenda is the new budget and items associated with it. And the most contentious item in the budget is the proposed contract with Elementary School District 95 for a 5-year, one-month, half-day voluntary summer reading and math tutorial that carries a \$150,000 a year price-tag (with up to 5 % additional for salary increases).

The aims of the program are laudatory: To provide extra help for children who have fallen behind in their academic work.

Any one who has paid attention to our elementary schools knows that the gap between the high achieving, largely middle class, children and low achieving, largely poor, children is one of the highest in the state. Especially in a university town this situation cannot be allowed to continue.

However, this expensive program is not the solution.

As I've talked with people all over Carbondale the past few months, District 95's failure to educate to many of its children has come up over and over as a major concern. I've heard many possible solutions, including revised curriculum modeled on national "best practices", a trimester system to overcome the loss of learning during the summer, a charter school focused reading and math, reinstating neighborhood schools to encourage greater parent involvement, and other ideas.

School reform measures, associated with Illinois' application for the President's "Race to the Top" initiative, are working their way through state government. District 95 has a new superintendent who will assume his duties July 1. He appears to be a vigorous, forward thinking educator. District 95 has many fine teachers who are deeply committed to educating all their students. I am confident that the District 95 school board is committed to educating all our children. And now school reform is front and center in the minds of Carbondale's citizens.

The pieces are in place for genuine reform. I believe that, over the next few years, District 95 will rise to the challenge, and that these reforms will achieve what the proposed summer program seeks to achieve.

It may well be that as part of its reform efforts, District 95 will seek City help to achieve some of their goals. If Council passes this expensive five-year voluntary program, neither the financial nor, more important, the political capacity will exist to do so.

Why not the political capacity? My discussions with citizens over the last few months have exposed a deep disappointment in District 95. If this program fails, it will contribute to the existing cynicism and make reform all the more difficult. And tie the hands of future City Council members should they wish to apply City tax dollars to help real school reform.

I see two fatal weaknesses in this program: 1) The current curriculum, including teaching methods, is not educating a significant number of our children. The proposed summer tutorial retains the existing curriculum.

More important, 2) the program is voluntary. Educators tell me that few parents whose

children are failing involve themselves in their children's education. Existing voluntary tutorial programs have a hard time getting children to attend regularly. Why should we expect this program to be different? Why should we expect that the children this program aims to help would attend on a regular basis?

Finally, the City has supported other institutions' "bricks and mortar" projects, not on-going programs. This is true whether it is passing tax increases to help the High School build a new campus and helping SIU build Saluki Way, or whether it is establishing TIFF districts and otherwise supporting local businesses, developers, and home-owners with tax incentives, loan programs, and direct infrastructure investments.

I believe that the current City Council should not commit our citizens' tax dollars on an expensive, highly risky program as one of its final actions.

Citizen action will be needed to work toward genuine school reform at District 95, and the City must be able to partner with the school district as it grapples with the difficult problems it faces. This lame duck Council should not create conditions that make reform more difficult.

Contact your council members on this and other issues on the current agenda. Their contact information is available on the [2]city website.

1. <http://ci.carbondale.il.us/node/1978>

2. <http://ci.carbondale.il.us/node/131>

City Council should not fund Elementary School District 95's proposed \$150,000-a-year, voluntary one-month, half-day summer tutorial program in reading and math.

Disaster Preparedness (2011-04-20 23:53)

Last night's storm and the recent series of catastrophes around the world, natural and otherwise, reminds us of the fragility of our residence on this planet. We can build both personal and community resilience to help weather these disasters. Take advantage of training, drills, and a benefit that are being held this month.

Map Your Neighborhood Disaster Preparedness Training will be held next Monday, April 25, 6:00-9:00 p.m. at the Carbondale Civic Center. Mary Pohlmann, Trainer. There will be another session Tuesday April 26 from 9 am to 12 pm in Room F-110 at John A. Logan College.

Make reservations by calling Mary O'Hara at (618) 713-0820 or [1]maryohara@mchsi.com . See the April 7[2] *Carbondaze Gazette* for more.

See also [3][Map Your Neighborhood - A Program to Bring Your Neighborhood Together](#) . This site has links to videos about the program (including a WSIU feature with Dr. Pohlmann).

The [4] Great Central U.S. ShakeOut will take place April 28 at 10:15 a.m. All First Responders will rehearse a possible major earthquake. Other residents are urged to participate.

Southern Illinois is a remarkably seismically active place, with many small, and occasionally jolting, earthquakes. A major quake like the New Madrid Earthquakes of 1811 and 1812, which had a series of earthquakes estimated around magnitude 7 to 8, could occur at any time.

When preparedness proves inadequate, as it has most recently in Japan, we count on people around the world to pitch in.

FUNDRAISING CONCERT FOR JAPAN

It has been over a month since the devastating 9.0 magnitude earthquake and tsunami hit the Tohoku region, and there are still over 150,000 people living in evacuation centers and 28,000 people dead or missing. This fundraiser will feature music faculty and students from SIU and the Carbondale community in concert. All proceeds from this event will go to the American Red Cross - Japan Earthquake and Pacific Tsunami Fund.

Saturday, April 30th

Carbondale Unitarian Fellowship - 105 N. Parrish Lane (corner of Sunset and Parrish)

Event begins at 6:30 pm with a **Paper Crane demo** by the Carbondale High School Japanese Society

Concert: 7:00pm

Performers:

Michael Barta, violin
Chris Combest, tuba
Alex Francois, cello
Yuko Kato, piano
Junghwa Lee, piano
Eric Mandat, clarinet
Aurelien Petillot, viola
Elizabeth Petillot, voice
Reiko Schoen, piano
Peder Sill, piano
Joseph Steinbock, piano
Paul Transue, piano
Sally Wang, piano
Michael Wheatley, violin

Also students of:

Rickey Snowman, Ruiju Shen and Reiko Schoen

1. <mailto:maryohara@mchsi.com>
 2. <http://carbondazegazette.blogspot.com/2011/04/map-your-neighborhood-workshops.html>
 3. <http://ci.carbondale.il.us/index.php?q=node/479>
 4. <http://www.shakeout.org/centralus/>
-

2.5 May

Floods ravage region (2011-05-02 23:50)

Help Refugees from the Flood

As I write the situation grows more dire for people living in flood plains throughout the lower Ohio and Mississippi Valley. The National Weather Service reports the river stage at Cairo reached 61.41 at 4:00 p.m., and rising.

The Army Corps of Engineers just said they would begin opening the Birds Point levee tonight. They expect this to temporarily drop the river level 3 to 4 feet, before it rises again.

Olive Branch and the surrounding countryside is under water, Cairo and Old Shawneetown have been evacuated, and people in many other areas have been forced from their homes. And the rain keeps falling.

Saturday we surveyed flooding in Olive Branch, where SIU athletic teams and other SIU students joined local residents filling and stacking sandbags, trying to protect houses along Route 3.



SIU students and local residents build a sandbag levee around homes along Route 3 at Olive Branch

We spoke with Representative Gary Forby in Cairo, where a section of Commercial Street had collapsed.



State Senator Gary Forby examines a sandboil at 12th and Commercial in Cairo

This flood is worse than the 1927 flood on the lower Mississippi, and than the 1937 Ohio flood, when Shawneetown relocated to higher ground.



Piling sandbags along the levee during the height of the flood. Cairo, Illinois. Feb. 1937. Photo by Russell Lee, FSA/OWI

Incoming Mayor Joel Fritzler, who volunteers with the Red Cross, told me that donations of money and supplies can be made to the American Red Cross; call 618-529-1525.

Several shelters have been established for evacuees, including the Church of Jesus Christ of Latter Day Saints, 7168 Old Highway 13 west of Carbondale and recently volunteered Eurma C. Hayes Center in Carbondale.

You do not need to be trained as a Red Cross Volunteer to contribute your skills. Call 618-529-1525 to volunteer.

A press release posted on CapitolFax.com states,

CAIRO, IL – With the serious threat of severe flooding looming and rain continuing to fall, state Rep. Brandon Phelps (D-Harrisburg) is working with other local lawmakers state Rep. John Bradley (D-Marion), state Rep. Mike Bost (R-Murphysboro), state Sen. Gary Forby (D-Benton) and state Sen. David Luechtefeld (R-Okawville) to encourage local residents to volunteer as the Mississippi and Ohio Rivers continue to rise. “We are desperately looking

for anybody who wants to help volunteer in Golconda, Shawneetown, Old Shawneetown, Harrisburg, Carmi, Brookport, Metropolis, Cairo, Karnak, Olive Branch, Thebes, Tamms, New Haven, Junction and Grand Tower,” Phelps said. “We will be down in Cairo today with the Governor, while the Army Corps of Engineers survey the situation. We need volunteers in these towns to continue sand bagging because the rivers are still rising.”

The release continues,

"For more information, please contact Rep. Phelps' constituent service office at (618) 253-4189 or reach out to the American Red Cross Little Egypt Network at (800) 272-2984."

All this happens as the news of the successful mission killing Osama Bin Laden fills the airwaves. April ended and May has come with with great drama.

1. <http://www.adamscarbondale.org/floods-ravage-region/sandbagging-lg>
2. http://www.adamscarbondale.org/floods-ravage-region/cairo_forby-2
3. http://www.adamscarbondale.org/floods-ravage-region/1937_flood

May 17 Liquor Control Com. & City Council Meeting (2011-05-15 00:07)

My first City Council meeting lasted 16 minutes. Next week's promises to be considerably longer. There's a good bit of important business to transact, in addition to considering applicants for the open Council seat.

You can find the entire agenda on the [1]City website . It's linked through the Calendar of Events at the bottom of the [2] City's Homepage .

Here are some issues I think are significant. First, the good news.

2011 Historic Preservation Awards announced

The Historic Preservation Commission has selected two homes on Walnut Street for this year's [3] Historic Preservation Awards . Chuck and Sandy Litecky recently built an addition on 1884 home at 603 W. Walnut. They re-used existing windows and used period appropriate siding and moldings to retain the building's integrity. Their Arbor District neighbors celebrated Christmas in the beautiful new space.

Kevin Graham restored his 1858 home at 511 W. Walnut - one of the oldest homes in Carbondale. He recently painted it and repaired the shutters using historically correct hinges.

These two homes, in Carbondale's Historic District on the main east-bound thoroughfare, are a point of pride for the City. They show that the large homes that line Walnut St. can be maintained, or reclaimed, as beautiful single family homes. I hope over the next several years more property owners will seek to reclaim the historic integrity the blighted rooming houses that lie to the east and west of the designated Historic District.

We are a city that lives on visitors – to the University, to the Hospital, and to the Wine Trail and Shawnee Hills. These award winning homes show them our best face.

Liquor Control Commission

We will take up a request for a Class B2 liquor license for the Premiere Lounge and for an A2 license for the Ice Box Barr & Grill. The Premiere, located at 104 W. Jackson St. (the old Big Boys Q'n), operated by Laron Washington with Manager Qatar Davis, is a bar, serving no food. They were granted a license last November 9 for the same property, then called the Elite Lounge.

Kevin Kirkwood and Byron Blackburn's application for a liquor license at their bar and grill is more controversial. Located in the old Bistro building at 227 W. Main St., it has been operating as a venue for private parties with a lunch and dinner menu of fried foods. Occasionally the "private" parties have become public, drawing large crowds. The most alarming was the event last November 20, when a fight in the adjoining Verizon/Frontier parking lot led to the death of Orlando Lamont Clark and the injury of another man. The killer, Trevis Thompson, was convicted this March 23; Patrick Green was acquitted of murder but convicted of aggravated battery and mob action. People fleeing the brawl spilled into the nearby residential neighborhoods and business districts.

While licenses for restaurants where less than 50 percent of the business comes from alcohol sales tend to be routine, this is a case that must be carefully considered. I welcome input on this issue.

Rezoning requests

Two rezoning requests are coming before Council after being approved by the Planning Commission. One is a request by John M. Henry to rezone a parcel at 975 W. Charles Rd. from AG, General Agriculture, to BWA, Business Wholesale and Automotive. One person opposed the rezoning at the Planning Commission hearing.

The other is a request by Carl Schmidt to rezone 10 acres south of town at 276 and 300 Walton Road from AG, General Agriculture, to RR, Rural Residential, to be subdivided into three lots. There was no opposition to this request at the Planning Commission hearing.

If you feel strongly about these requests, please [4]contact your council members and attend Tuesday's council meeting.

Fiber Optic cables to be laid

Southern Illinois is finally getting fiber optic cable that will bring broadband capacity to the region. Funded by the National Telecommunications and Information Administration (NTIA), Illinois Department of Commerce and Economic Opportunity, and private investors, the fiber network will bring broadband to 23 counties. Some of the funds are part of the "American Recovery and Reinvestment Act," aka the "stimulus" act. See [5] Clearwave Broadband for more on the project.

As part of this project, Council will be asked to [6] approve a license for right-of-way to

Delta Communications, LLC , d/b/a Clearwave Communications of Harrisburg, IL. The license agreement includes a map of the proposed route through Carbondale, and a schematic map of Southern Illinois coverage.

Fiber cables will be laid to all our schools, the Public Library, and several medical facilities. It comes down Reed Station Road, follows Illinois 13 to Giant City Road, west on Grand Ave., back north on Wall St. to Walnut St., west on Walnut to City Hall and thence on Monroe to the library. From there it jogs south on Poplar, then west on W. Cherry St. to Oakland, south on Oakland to W. Freeman to Emerald Lane, north on Emerald Lane to W. Sunset, north on Parrish Lane, east on Old 13 (Murphysboro Rd.) to IL 13, and then to Murphysboro and Chester. A main trunk heads south on University/US 51 past SIU and on to Anna and Cairo.

There are fiber drops at CCHS, SI Health Care in the Mall, Carbondale Middle School, the new Police Dept., the Adolescent Health Center at 101 S. Wall St., Thomas Elementary School, Shawnee Health at 202 W. Jackson St., Memorial Hospital at 405 W. Jackson, Carbondale Public Library at 405 W. Main (from Monroe St.), Parrish Elementary School, three locations in Cedar Court – the Women’s Health Center, Cedar Court Clinic, and Cedar Court Specialty Clinic, and SIU.

If you have queries about the project, please [7] contact City Manager Allen Gill.

Applications for open Council seat

We have received a number of applications for the Council seat vacated by Mayor Fritzler. We will consider those applications and some other issues in a closed session. We may come out of our closed session to vote on a candidate, or defer the decision to a future meeting.

1. <http://ci.carbondale.il.us/node/2059>
2. <http://ci.carbondale.il.us/>
3. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2011-agenda/051711/Item%203.1%20HPA%202011%20Awards.pdf>
4. <http://ci.carbondale.il.us/node/131>
5. <http://clearwavebroadband.com/>
6. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2011-agenda/051711/Item%204.8%20License%20Agreement%20Delta%20Comm.pdf>
7. <http://ci.carbondale.il.us/node/131>

2.6 June

City Council Meeting This Tuesday, June 7, 7:00 p.m. (2011-06-05 00:42)

Business before Council

City Council will meet next Tuesday, June 7, at 7:00 p.m. The agenda and links to materials for each item is here: [1]<http://ci.carbondale.il.us/node/2060>

Lee Fronabarger, newly appointed Councilmember, will be sworn in, so for the first time since the election the Council will have its full 7 members.

Much of the agenda is routine – approval of warrants, adoption of prevailing wage rates, awarding of contracts, and authorization of a grant, and so forth.

I'd like to note some Mayoral appointments to Boards, Commissions, and Committees that Council is being asked to approve.

Lee Fronabarger's appointment to Council left his seat on the Planning Commission vacant, and there is another vacancy on the Commission. Tom Grant and Dr. Scott McClurg have been appointed to these vacancies.

Candle Wester-Mittan has been appointed to the Human Relations Commission, Harriet Simon has been reappointed to the Library Board of Trustees, Kimberly Elsenbroek has been appointed to the Sustainability Commission.

Other appointments include Virginia Edwards and Charles Vaught to the Personnel Board and Donald M. Ursini, recently appointed Finance Director, will replace Ernie Tessone on the Firefighter's Pension Fund and Police Pension Fund Boards of Trustees.

These citizens volunteer their time to help conduct the City's business. If you would like to serve on a Board or Commission ([2]<http://ci.carbondale.il.us/node/150>), contact [3]Mayor Fritzler ———— We have two additional items: The Mayor is proposing that the City Manager act as Hearing Officer for alleged infractions of Carbondale's liquor licenses. Under Mayor Cole, the Mayor became the Hearing Officer, with the entire Commission required to approve sanctions (but not dismissals of charges). According to the revised ordinance, the City Manager would assume these duties. Then there is an ordinance to outlaw synthetic cocaine (MDPV), often sold as "bath salts." This would bring Carbondale's ordinances in line with Illinois law. ———— I anticipate that the Citizens Comments will be lively: A number of citizens were disappointed that Tom Grant, who came in fourth in the recent elections, was not appointed to the City Council. They would like to find a process for selecting City Council members, which they believe would more adequately represent the voters, in cases where a seat is vacated due to the office holder being elected mayor, as happened this year. ———— Expansion of Class C Retail Package Liquor Licenses The Liquor Advisory Board discussed a proposal to allow the sale of beer, wine, and liquor in grocery stores and convenience stores within Carbondale's city limits. They adjourned without coming to a recommendation. KFVS covered the [4]meeting, as did [5]The Southern Illinoisan The issue will be coming back and will be taken up by Council after the Advisory Board provides a recommendation. ———— **Carbondale Main Street hosts two weekly events:** Brown Bag Concerts, noon to 1:00 p.m. every Wednesday at the Town Square Pavilion. Coming up June 8 - Marbin; June 15 - Carter & Connelly; June 22 - Ole Fishskins. You can see the complete line-up here: [6]<http://www.carbondalemainstreet.com/brownbag.html> Bring your lunch and enjoy! Carbondale Community Friday Night Fair on the Town Square, 6:00 - 9:00 every Friday. June 10 - Battle of the Bands for musicians 17 and under; June 17 - Tomcat Hill Social Club;

and June 24 – Blue Plate Special. See [7]http://www.carbondalemainstreet.com/Community_Fair.html The Park District hosts children’s activities on the Town Square lawn; vendors of locally handcrafted items and homegrown vegetables set up shop in the pavilion and the grounds, and local caterers sell their foods, all accompanied by the music of local bands. It’s a delightful way to spend an evening with neighbors and friends. This week is a “Battle of the Bands” for young people 17 and younger. Contact [8]Meghan Cole, Director for information. ——— Sunset Concert Series begins June 16 and runs through July 28, 7:00 p.m. – 10:00 p.m. This is the 33rd season for the Sunset Concerts, co-sponsored by the City of Carbondale, Carbondale Park District, SIUC Student Center, and SIUC Student Programming Council.

- June 16 Shryock Steps Space Capone Funk, Soul, RB
- June 23 Turley Park Dennis Stroughmatt & Creole Zydeco/Cajun Creole Stomp
- June 30 Shryock Steps Animate Objects Hip/Hop/Jazz Fusion
- July 7 Turley Park Conch Republic Trop Rock/Beach
- July 14 Shryock Steps The Kinsey Report Chicago Blues
- July 21 Turley Park The Black Lillies Americana Folk/Country
- July 28 Shryock Steps Fools for Rowan Alternative Rock/Pop

————— **Upcoming City meetings** (see calendar on [9]Carbondale homepage) June 7, 7:00 p.m., Preservation Ordinance Committee Meeting, Long Branch Coffeehouse June 8, 4:30 p.m. Library Board of Trustees, Library Conference Room, 405 W. Main St. June 13, 6:00 p.m. Carbondale Park District, Room 108 City Hall/Civic Center June 15, 7:00 p.m. Planning Commission. Room 108 City Hall/Civic Center. Planning Commission meetings are televised on Channel 8, cable. June 16, 2011, 6:00 p.m. Sustainability Commission, Room 103 City Hall/Civic Center June 16, 7:00 p.m., Carbondale High School District 165 Board meeting, CCHS Cafeteria. June 20, 7:00 p.m., Preservation Commission, Room 103 City Hall/Civic Center June 21, 7:00 p.m., City Council meeting June 23, 7:00 p.m., Carbondale Elementary School District 95 Board Meeting, CES95 Administrative Center

1. <http://ci.carbondale.il.us/node/2060>
2. <http://ci.carbondale.il.us/node/150>
3. <mailto:jfritzler@ci.carbondale.il.us>
4. <http://www.kfvs12.com/story/14830969/liquor-advisory-board-discusses-liquor-in-carbondale-grocery-stores?clienttype=printable>
5. http://thesouthern.com/news/local/article_2f8be7b6-8d9b-11e0-b783-001cc4c002e0.html
6. <http://www.carbondalemainstreet.com/brownbag.html>
7. http://www.carbondalemainstreet.com/Community_Fair.html
8. <mailto:director@carbondalemainstreet.com>
9. <http://ci.carbondale.il.us/>

Liquor Control Commission & City Council Meeting Tuesday, June 21, 7:00 p.m. (2011-06-20 16:07)

Liquor on the City Council Agenda

This Tuesday is the summer solstice, the longest day of the year, and also the [1] Liquor Control Commission and City Council meeting.

The big issue on the [2] City Council agenda is a [3] proposed ordinance to eliminate the cap on package (Class C) liquor licenses and to remove the prohibition of the sale of package beer, wine, and spirits in grocery, convenience, and other stores.

I noted in my last post that at the June 2 meeting, the Liquor Advisory Board discussed a proposal to allow the sale of beer, wine, and liquor in grocery stores and convenience stores within Carbondale's city limits. They adjourned without coming to a recommendation. [4] KFVS covered the meeting , as did [5] The Southern Illinoisan .

I said during the campaign that I support removing the cap on Class C (package) liquor licenses, and allowing grocery stores to obtain these licenses. However, the issue is quite complicated: Wine and beer only? Different hours of sale for different types of sales? Any restrictions on the kinds of establishments that can obtain a Class C license? and more.

It is time that Carbondale joined most towns in the area, and all university towns in Illinois (and I believe our neighboring states) in allowing broader access to package liquors. And we need to support our local wine and craft beer producers who are the most dynamic industry in the region. But I am concerned that the Liquor Advisory Board has not seen the ordinance in its new form, nor have they completed their deliberations.

We need to make this reform in the right way. I welcome your input on this very important issue.

Annual Renewal of Liquor Licenses

The Liquor Control Commission, which meets just before the Council meeting, had a full agenda.

We will consider the transfer of the liquor license for Blue Fish Liquors and Cigars at Sweets Corner, Reed Station Road, from Zach Short to Manish Patel .

Last January, Zach and Tiffany Short of Jonesboro obtained an [6] expansion of the number of liquor licenses and changing the location from "dry" to "wet" so they could open their store.

According to Manta.com, Patel owns [7] Sunrise Motel Enterprises which operates the Carbondale Inn (formerly the Ramada Limited) and also operates a [8] medical waste recycling business on Giant City Road. The Williamson County [9] *Daily Republican* reported in 2010 that Patel would open a franchise of Taco Bell in Herrin, and that he also owns Mo's Restaurant on Giant City Road in Carbondale. However, despite an article in [10] The Southern saying the franchise would open in early 2011, I could not locate a phone number for it. I note in the list of establishments with liquor [11] license renewals pending that Moe's Southwest

Grill is delinquent on its municipal hotel/motel tax.

It is vitally important that our liquor establishments be well run. I welcome your input on this issue.

General license renewals

All liquor licenses must be renewed annually. Unless an establishment's license is problematic, all licenses will be voted on in a single vote. Carbondale has [12] 57 license holders .

We will also review the [13] third quarter reports from the Police Department, Fire Department, and Building and Neighborhood Services.

Commission vacancies

The Mayor has informed Council that there is one vacancy on the Sustainability Commission and one vacancy on the Human Relations Commission. Please let me know if you are interested in serving on either Commission. Applications should be submitted to Mayor Fritzler [14] jfritzler@ci.carbondale.il.us .

Dreadful fire in Pinckneyville

This week I attended an Agricultural History Society meeting held in Springfield. My husband told me about the terrible fire in Pinckneyville, and as I drove home yesterday afternoon I saw the rubble of the recently renovated historic Kunz Opera House still smoking on the courthouse square. It was a double tragedy - to the family, loved ones, and friends of fireman Corey Shaw who died trying to put out the blaze, and to the town of Pinckneyville, which lost an irreplaceable piece of its history.

Our flags are flying at half-mast in honor of courageous Corey Shaw.

Carbondale - cultural center of the tri-state region

Carbondale is the cultural center of Southern Illinois and the larger tri-state region. Our energetic and talented musicians, actors, and artists, bring in visitors from wide and far. And summer is when we strut our stuff, with music, theater, and art, indoors and out. Listed below are some of the many events happening in town and, thanks to our talented faculty at SIU, around the region.

Carbondale Main Street hosts two weekly events:

Brown Bag Concerts, noon to 1:00 p.m. every Wednesday at the Town Square Pavilion .

Coming up June 22 - Ole Fishskins. The Belletones will play on June 29th. You can see the complete line-up here: [15] <http://www.carbondalemainstreet.com/brownbag.html>

Bring your lunch and enjoy!

Carbondale Community Friday Night Fair on the Town Square, 6:00 – 9:00 every Friday. June 24 – Blue Plate Special. See [16] http://www.carbondalemainstreet.com/Community_Fair.html

The Park District hosts children's activities on the Town Square lawn; vendors of locally handcrafted items and homegrown vegetables set up shop in the pavilion and the grounds, and local caterers sell their foods, all accompanied by the music of local bands. It's a delightful way to spend an evening with neighbors and friends.

The "Battle of the Bands" for young people 17 and younger was delightful.

Contact Meghan Cole, Director, for information about booths and future Battles of the Bands [17] director@carbondalemainstreet.com

Sunset Concert Series begins June 16 and running through July 28, 7:00 p.m. – 10:00 p.m. This is the 33rd season for the Sunset Concerts, co-sponsored by the City of Carbondale, Carbondale Park District, SIUC Student Center, and SIUC Student Programming Council.

- June 16 Shryock Steps Space Capone Funk, Soul, RB
- June 23 Turley Park Dennis Stroughmatt & Creole Zydeco/Cajun Creole Stomp
- June 30 Shryock Steps Animate Objects Hip/Hop/Jazz Fusion
- July 7 Turley Park Conch Republic Trop Rock/Beach
- July 14 Shryock Steps The Kinsey Report Chicago Blues
- July 21 Turley Park The Black Lilies Americana Folk/Country
- July 28 Shryock Steps Fools for Rowan Alternative Rock/Pop

----- **Southern Illinois Music Festival** SIU's own Ed Benyas has, for the fourth year in a row, organized an ambitious summer music festival with dozens of performances around the region. As [18] their website says, "Musicians from throughout North and South America, Europe and Asia perform orchestral and chamber music, opera, ballet, jazz, and new music, in an informal and inviting atmosphere." Only a [19] few performances remain: Tuesday, June 21, 7:30 p.m., Carbondale Community High School. *Mozart, Beethoven and More* ([20] tickets here) Thursday, June 23, 7:30 p.m., Our Lady of Mt. Carmel Catholic Church, Herrin. *Opera: Cavalleria Rusticana* ([21] tickets here) Saturday, June 25, 8:00 p.m., St. Andrew's Catholic Church, Murphysboro. *Opera: Cavallera Rusticana* ([22] tickets here) Free concerts Friday, June 24, 4:00 p.m., Shryock Auditorium, SIUC. *High School Band Concert* Friday, June 24, 6:00 p.m. University Mall. *Music of Bach, Haydn and More* Friday, June 24, 7:30 p.m. Rustle Hill

Winery. *Music of Bach, Vivaldi, Schubert and More* ————— **McLeod Summer Playhouse**
Every year the SIUC theater department has a playbill of musicals, with professional as well as student talent. And, this year, collaboration with Carbondale Community Arts and high school theater students from around the region.

[23] Coming up:

The Sound of Music. July 7, 8, 9, 10, 14, 15, 16, and 17

***Peter Pan the Musical* - CCA's All Southern High School Theater Project. July 28-August 1.** ————— **Upcoming City meetings** (see calendar on Carbondale home-page [24] <http://ci.carbondale.il.us>) June 20, 7:00 p.m., Preservation Commission, Room 103 City Hall/Civic Center June 21, 7:00 p.m., City Council meeting June 23, 7:00 p.m., Carbondale Elementary School District 95 Board Meeting, CES95 Administrative Center

1. <http://ci.carbondale.il.us/node/2061>
2. <http://ci.carbondale.il.us/node/2061>
3. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2011-agenda/062111/Item%205.2%20Liquor%20Code%20Amendments.pdf>
4. <http://www.kfvs12.com/story/14830969/liquor-advisory-board-discusses-liquor-in-carbondale-grocery-stores?clienttype=printable>
5. http://thesouthern.com/news/local/article_2f8be7b6-8d9b-11e0-b783-001cc4c002e0.html
6. http://thesouthern.com/news/local/govt-and-politics/article_d9922664-0587-11df-844a-001cc4c002e0.html
7. <http://www.manta.com/c/mm7w5zr/ramada>
8. <http://www.manta.com/c/mmj308g/patel-manish>
9. http://www.dailyrepublicannews.com/herrin_news/x1682038393/Taco-Bell-to-open-in-Herrin
10. http://thesouthern.com/news/local/article_a63ead20-1173-11e0-b6ca-001cc4c002e0.html?mode=story
11. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2011-agenda/062111/LC%20Item%203%202011%2012%20Renewals.pdf>
12. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2011-agenda/062111/LC%20Item%203%202011%2012%20Renewals.pdf>
13. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2011-agenda/062111/LC%20Item%204%20Third%20Quarter%20Reports.pdf>
14. <mailto:jfritzler@ci.carbondale.il.us>
15. <http://www.carbondalemainstreet.com/brownbag.html>
16. http://www.carbondalemainstreet.com/Community_Fair.html
17. <mailto:director@carbondalemainstreet.com>
18. <http://www.sifest.com/>
19. <http://www.sifest.com/concerts.php>
20. <http://www.sifest.com/tickets.php>
21. <http://www.sifest.com/tickets.php>
22. <http://www.sifest.com/tickets.php>
23. <http://www.playhouse.siuc.edu/shows.html>
24. <http://ci.carbondale.il.us/>

What Happened Last Night? (2011-06-22 22:42)

What happened last night?

As readers of these emails and blog are aware, the [1] Liquor Control Commission and City Council met last night. We acted (or rather, failed to act) on two significant issues: approving renewal of Fat Pattie's liquor license, and considering amendments to the City's liquor ordinances that would open up package liquor sales. I'm sure many of you are puzzled about what happened.

I would like to shed light on what happened, without compromising private conversations. First, amending the liquor code:

The [2] proposed ordinance aimed to eliminate the cap on package (Class C) liquor licenses and to remove the prohibition of the sale of package beer, wine, and spirits in grocery, convenience, and other stores. The City Manager flagged some additional issues that would need to be addressed, should the ordinance pass: limitations on the age of both patrons and employees, and how to deal with closing hours required of package liquor stores.

I have publicly stated, and I had several times communicated to the Mayor, that I believed that the Liquor Advisory Board should complete their work. This is both a matter of respecting the input of people who volunteer their time to serve the City, and of getting as wide a range of "eyes" on a fairly complex subject so that we do it right. I don't want to have to revisit this issue over and over because of some avoidable oversight.

In the Council meeting, Don Monty was clear that he thought the issue needed the advice of the Liquor Advisory Board, and requested that they be asked to consider the specific ordinance we were offered. He had communicated this to the Mayor and Council through a memo that was included in our packets. This memo pointed out the legal omissions regarding age and hours, as well as a number of other technical and policy issues.

The Mayor did not revise the ordinance to address the omissions regarding age and hours.

I, and other Council members and members of the public, including businesses who would stand to benefit from the revised ordinance, had asked the Mayor to defer consideration of the ordinance until the Liquor Advisory Board could complete its deliberations and provide advice to the Council. He refused to do so.

In a brief consultation before the Council meeting, I told Mayor Fritzler that, after discussing the ordinance, there would be a motion to postpone our vote until all the relevant issues – including age and hours – could be included in the ordinance. I pointed out that, under existing code, the intended beneficiaries of the ordinance – grocery and convenience stores – would not qualify for a license.

But Mayor Fritzler was adamant, as he had been in previous communications – We would consider, and vote on, the ordinance he put forward. I observed that Robert's Rules of Order,

under which we operate, requires that a motion for postponement (if seconded) must be acted on before taking up a vote on the main motion. He replied that he would not allow such a motion, stating that Robert's Rules for government and for ladies' clubs are different.

So, there we were. Most Council members have made it clear where they stand on lifting the cap on sales of package liquor, and it was clear that if the ordinance were put forward in its present form – without amending the current law regarding age and hours, and without LAB advice – it would fail.

As I said in Monday's post, I – and I believe a majority of Council members – support removing the cap on Class C (package) liquor licenses, and allowing grocery stores and other establishments to obtain these licenses.

However, the issue is quite complicated. Should we allow wine and beer only? Should we create different licenses for establishments that want to sell only wine and beer, and those who want to also sell spirits? To what degree should convenience stores, drug stores, and other kinds of businesses obtain licenses? What kinds of regulations do we establish regarding hours of sale?

None of these issues were addressed in the proposed ordinance, nor has the LAB addressed most of these issues.

It is time that Carbondale joined most towns in the area, and all university towns in the region and in Illinois by allowing broader access to package liquors.

And we need to support our local wine and craft beer producers who are the most dynamic industry in the region.

But we need to make this reform in the right way.

Renewing Fat Patties' Liquor License

I don't have much to say here. The Liquor Control Commission deadlocked on whether to re-issue Fat Patties' liquor license. Councilman Lance Jack is the owner of Fat Patties, and whether he can serve on Council and hold a liquor license was repeatedly addressed by the previous Council. He eventually stepped down from Council so his license application could be approved.

Since then the voters elected him to Council. I have been advised by the City Attorney that he sees no legal problem with Jack serving on Council, though he cannot serve on the Liquor Control Commission. State law, I understand, forbids any liquor license holder from being a liquor commissioner.

Voting to approve Fat Patties' license: myself, Corene McDaniel, and Chris Wissman. Voting against: Lee Fronabarger, Don Monty, and Joel Fritzler.

Don Monty would like to see a revision of our code that makes explicit the separation between Council and the Liquor Control Commission, and clarify that a person may be a Council member and not also serve on the Liquor Control Commission.

In a destination town like Carbondale, in which so many of our businesses are restaurants, it doesn't make sense to say that no one legally eligible to hold public office should be barred from it because they cannot serve on a particular regulatory body. It is time to set aside personal acrimony and "do the right thing." Lance Jack should get his A1 (restaurant) license, and he should remain on Council.

Blog coverage of City Council

[3] Carbondale Observer comments thoughtfully, and sometimes sharply, on City Council actions.

[4] Carbondaze Gazette provides coverage of City Council and other activities in the city.

Commission vacancies

The Mayor has informed Council that there is one vacancy on the Sustainability Commission and one vacancy on the Human Relations Commission. Please let me know if you are interested in serving on either Commission. Applications should be submitted to Mayor Fritzler [5] jfritzler@ci.carbondale.il.us .

Carbondale - cultural center of the tri-state region

Carbondale is the cultural center of Southern Illinois and the larger tri-state region. Our energetic and talented musicians, actors, and artists, bring in visitors from wide and far. And summer is when we strut our stuff, with music, theater, and art, indoors and out. Listed below are some of the many events happening in town and, thanks to our talented faculty at SIU, around the region.

Carbondale Main Street hosts two weekly events:

Brown Bag Concerts, noon to 1:00 p.m. every Wednesday at the Town Square Pavilion . Coming up June 22 - Ole Fishskins. The Belletones will play on June 29th. You can see the complete line-up here: [6] <http://www.carbondalemainstreet.com/brownbag.html>

Bring your lunch and enjoy!

Carbondale Community Friday Night Fair on the Town Square, 6:00 – 9:00 every Friday. June 24 – Blue Plate Special. See [7] http://www.carbondalemainstreet.com/Community_Fair.html

The Park District hosts children's activities on the Town Square lawn; vendors of locally handcrafted items and homegrown vegetables set up shop in the pavilion and the grounds, and local caterers sell their foods, all accompanied by the music of local bands. It's a delightful

way to spend an evening with neighbors and friends.

The "Battle of the Bands" for young people 17 and younger was delightful.

Contact Meghan Cole, Director, for information about booths and future Battles of the Bands [8] director@carbondalemainstreet.com

Sunset Concert Series begins June 16 and running through July 28, 7:00 p.m. – 10:00 p.m. This is the 33rd season for the Sunset Concerts, co-sponsored by the City of Carbondale, Carbondale Park District, SIUC Student Center, and SIUC Student Programming Council.

- June 16 Shryock Steps Space Capone Funk, Soul, RB
- June 23 Turley Park Dennis Stroughmatt & Creole Zydeco/Cajun Creole Stomp
- June 30 Shryock Steps Animate Objects Hip/Hop/Jazz Fusion
- July 7 Turley Park Conch Republic Trop Rock/Beach
- July 14 Shryock Steps The Kinsey Report Chicago Blues
- July 21 Turley Park The Black Lilies Americana Folk/Country
- July 28 Shryock Steps Fools for Rowan Alternative Rock/Pop

----- **Southern Illinois Music Festival** SIU's own Ed Benyas has, for the fourth year in a row, organized an ambitious summer music festival with dozens of performances around the region. As [9] their website says, "Musicians from throughout North and South America, Europe and Asia perform orchestral and chamber music, opera, ballet, jazz, and new music, in an informal and inviting atmosphere." Only a [10] few performances remain: Tuesday, June 21, 7:30 p.m., Carbondale Community High School. *Mozart, Beethoven and More* ([11] tickets here) Thursday, June 23, 7:30 p.m., Our Lady of Mt. Carmel Catholic Church, Herrin. *Opera: Cavalleria Rusticana* ([12] tickets here) Saturday, June 25, 8:00 p.m., St. Andrew's Catholic Church, Murphysboro. *Opera: Cavallera Rusticana* ([13] tickets here) Free concerts Friday, June 24, 4:00 p.m., Shryock Auditorium, SIUC. *High School Band Concert* Friday, June 24, 6:00 p.m. University Mall. *Music of Bach, Haydn and More* Friday, June 24, 7:30 p.m. Rustle Hill Winery. *Music of Bach, Vivaldi, Schubert and More* ----- **McLeod Summer Playhouse** Every year the SIUC theater department has a playbill of musicals, with professional as well as student talent. And, this year, collaboration with Carbondale Community Arts and high school theater students from around the region.

[14] Coming up:

The Sound of Music. July 7, 8, 9, 10, 14, 15, 16, and 17

Peter Pan the Musical - CCA's All Southern High School Theater Project. July 28-August 1. ----- **Upcoming City meetings** (see calendar on Carbondale

homepage [15] <http://ci.carbondale.il.us>) June 20, 7:00 p.m., Preservation Commission, Room 103 City Hall/Civic Center June 21, 7:00 p.m., City Council meeting June 23, 7:00 p.m., Carbondale Elementary School District 95 Board Meeting, CES95 Administrative Center

1. <http://ci.carbondale.il.us/node/2061>
2. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2011-agenda/062111/Item%205.2%20Liquor%20Code%20Amendments.pdf>
3. <http://carbondaleobserver.wordpress.com/>
4. <http://carbondazegazette.blogspot.com/>
5. <mailto:jfritzler@ci.carbondale.il.us>
6. <http://www.carbondalemainstreet.com/brownbag.html>
7. http://www.carbondalemainstreet.com/Community_Fair.html
8. <mailto:director@carbondalemainstreet.com>
9. <http://www.sifest.com/>
10. <http://www.sifest.com/concerts.php>
11. <http://www.sifest.com/tickets.php>
12. <http://www.sifest.com/tickets.php>
13. <http://www.sifest.com/tickets.php>
14. <http://www.playhouse.siuc.edu/shows.html>
15. <http://ci.carbondale.il.us/>

Lance Jack's Liquor License Approved (2011-06-30 18:43)

Liquor Control Commission Approves Jack's liquor license 5-1 Tuesday, June 28, 7:00 p.m.

The Liquor Control Commission held a special meeting tonight to hear Councilman Lance Jack's request for renewal of his liquor license for his restaurant, Fat Patties. The vote last meeting was split 3-3. Tonight Commissioners Don Monty, Lee Fronabarger, Corene McDaniel, Cris Wissmann, and I voted to approve his license; Joel Fritzler was the lone opposing vote.

In the near future City Council will vote on an amendment that makes explicit that a person holding a restaurant liquor license may serve on Council but, consistent with state law, will not serve on the Liquor Control Commission.

Restrictions on liquor licenses need to be lifted

At the June 21 City Council meeting, the Mayor's proposed ordinance lifting all restrictions on liquor licenses died for lack of a second (see my previous post for my explanation). Since then I've heard from many citizens who want to see beer and wine sales in grocery stores. I have seen and heard that the issues is "dead."

I want to be very clear: The issue is not dead. I want to see caps on liquor licenses removed, and to allow liquor sales in grocery stores and elsewhere. And I believe that at least three other council members do as well. That's a majority.

I believe it is an economic development issue. Deserved or not, Carbondale has a reputation of being "business unfriendly," the charge being that some of our regulations inhibit business development. Our highly restrictive liquor laws certainly make it difficult for new businesses to establish themselves and for existing businesses to expand and thrive.

Owners of some of the package liquor stores – including some of my good friends – quite understandably, oppose increasing competition. However, experience in other cities has shown that nimble, creative shops persist. Change has been on the horizon for many months; the smart ones are getting ready for the new, more competitive environment.

Here is why I support lifting caps on package liquor:

Carbondale is the gateway to the wine trail and the nascent craft beer producers. They are the most energetic and dynamic industry we have in the region – expanding even in these recessionary times. Micro-distilleries are developing, as well.

The city is home to large numbers of people who value high quality foods – as witness the Farmers' Market, International Grocery, Neighborhood Coop, and high end and specialty foods available in our larger grocery stores.

But the outlets where they can purchase our local wines, beers and other liquors are very limited and for many people inconvenient. It only makes sense to allow our residents "one-stop-shopping," and to allow venues where local products are featured and highly visible.

As important, this city is a destination for people from the entire region, and more broadly. Parents come down to visit their children at SIU; the university and the town host a wide range of cultural events that draw from the tri-state area; people from the tri-state region park and ride Amtrak to Chicago; and Carbondale is a jumping off point for recreational activities on the many lakes, natural areas, and the Wine Trail. These visitors expect – and should have – convenient access to beer and wine as they purchase their picnic items and gas up their cars.

Further, Carbondale is losing important sales tax revenues to our neighboring cities. According to the *Wall Street Journal* (8/17/2005), Wal-Mart has an explicit policy of siting stores on the edge of counties and municipalities with restrictive liquor laws. To Carbondale's detriment, that policy has paid off well.

So it is vital that we bring our liquor regulations into the 21st century.

Exactly how we do that is quite complicated. There are both policy and legal issues. These must be resolved and a defensible ordinance must be crafted that amends all the relevant sections of our code.

The ordinance we were asked to vote on did not deal with significant legal issues (especially age of employees and patrons, and hours of operation) and relevant policy issues had not been adequately discussed. We need to go through the deliberative process established to amend our liquor laws.

After a false start, we will now go through the necessary steps. I believe we will have an ordinance we can discuss and vote on in our July or August meeting (we only have one meeting each month). I look forward to completing our work and expanding our residents' and visitors' access to liquor in the very near future.

This episode reminds me of the year I failed to have a birthday, but instead had a jello:

When I was very young my mother made a cake for my birthday. Back in the day there were no decent boxed cakes; it was "made from scratch." And, she left out the baking powder. Then, because our propane tank gave out, the oven got cold. The cake came out a flat, sodden, inedible mess. Always inventive, Mother quickly made jello to replace the cake.

Well, the baking powder was left out, the oven was cold, and the cake was inedible. But instead of jello, we will start again and, I expect, bake a cake that everyone who wants to expand access to beer, wine, and spirits will appreciate.

Blog coverage of City Council

[1] Carbondale Observer comments thoughtfully, and sometimes sharply, on City Council actions.

[2] Carbondaze Gazette provides coverage of City Council and other activities in the city.

1. <http://carbondaleobserver.wordpress.com/>

2. <http://carbondazegazette.blogspot.com/>

2.7 July

Liquor Advisory Board to Meet (2011-07-06 18:03)

**Thursday, July 7, 2011, 5:30 p.m. City Council Chambers
Civic Center**

Tomorrow evening the Liquor Advisory Board will be diving into the complicated terrain of revising our liquor code.

It will take up two proposals. One, by Mayor Fritzler, removes virtually all restrictions on package liquor sales, consistent with state law. The other, by Councilman Don Monty, is

limited to allowing beer and wine sales in grocery stores. In addition, the LAB has been asked to directly address the degree to which density of package liquor sales might or might not cause problems.

As I said last week, I want to see liquor sales opened up. I think it's crucial for our city's revitalization. But I want the input and advice of the knowledgeable members of our Liquor Advisory Board on exactly how we should do it.

The specifics

Mayor Fritzler's proposal removes all caps on package liquor licenses. It would allow the sale of beer, wine, and spirits in grocery and convenience stores as well as stand-alone package liquor stores. It amends the existing code regarding patron and employee ages to allow 24 hour stores to be eligible for package liquor licenses. It also modifies some language that clarifies some regulations of Class B (bar) licenses.

Don Monty's more restrictive proposal divides the Class C (package liquor) license into C1 and C2. C1 licensees would be permitted to sell beer, wine, and spirits and would be capped at 8 (the existing number of package liquor license) and would continue to cost \$2,250. C2 licenses would permit sales by grocery stores of beer and wine only and would cost \$1,225. It would restrict displays of beer and wine so that customers do not have to pass through the display area for access to food items, and it would not allow sales of beer and wine after 11 p.m. (it would remain 1:59 a.m. for all other license holders). Monty's proposal also contains amendments regarding patron and employee age that would allow grocery stores to obtain C2 licenses. It also lessens the distance from gas stations to the grocery store entrance so that off-property gas stations (like the one across the street from Warehouse Liquors) don't place them in technical violation of the code.

You are welcome to come and address the LAB with your interests, concerns, and ideas.

I am eager to hear the LAB's discussion of these issues and their recommendations. I lean strongly toward lifting restrictions on the sale of beer, wine, and spirits - although I think that the idea of having a C1 and C2 license categories, with the C2 (beer and wine only) costing less, makes sense. I wrote in greater detail about my thinking in my last email. But I will listen closely to the LAB recommendations.

Summer Employment Opportunity

Carbondale Main Street Awarded Grant

Carbondale Main Street has been awarded a \$6,000.00 grant from the Illinois Department of Natural Resources Youth Recreation Corps initiative. The grant will allow Main Street to hire two youths between the ages of 16 and 19.

The employees will help develop children's recreational activities at the Friday Night Fair, which runs every Friday Night from 6-9 pm through October 28.

This is a great opportunity for youth in the Carbondale area to learn about their community, meet a diverse group of community members, and to have fun and be creative in their summer jobs while developing hands-on skills in event planning, programming and organization.

If you or someone you know may be interested, please contact the Carbondale Main Street office at 618-529-8040 by July 15, or e-mail your resume and letter of interest to info@carbondalemainstreet.com.

Recycling Workshop

The City will host a recycling workshop July 12, 6:30-7:30 p.m., Civic Center Room 118. Learn about the City's recycling programs, particularly curbside recycling, drop-off recycling, and landscape/special waste collection programs.

Commission vacancies

The Mayor has informed Council that there is one vacancy on the Sustainability Commission and one vacancy on the Human Relations Commission. Please let me know if you are interested in serving on either Commission. Applications should be submitted to Mayor Fritzler [1]jfritzler@ci.carbondale.il.us.

1. <mailto:jfritzler@ci.carbondale.il.us>

2.8 August

Campus Habitat - Potential Housing Crisis (2011-08-03 17:18)

City Code enforcement finds severe problems with Campus Habitat; Up to 406 units affected. Health, Safety issues may close some student housing just as semester begins

Hundreds of students may find themselves without housing as several of Campus Habitat's apartment buildings and dormitories are failing to meet basic health and safety requirements. The City posted two buildings as uninhabitable last April. Code enforcement posted a number of individual units in other buildings managed by the firm. Campus Habitat has so far failed to make vital repairs. If they do not make these repairs very soon, as many as 406 units

operated by Campus Habitat will be posted as uninhabitable.

That means potentially 406 or more young people without housing, a number of them international students, just as school begins.



[1]

This is a situation that has been brewing for some time. Campus Habitat has a dismaying record of complying with our building codes and lease requirements. Their properties on S. Wall and S. Graham were badly damaged by the May 8, 2009 storm, and before those repairs were satisfactorily completed, a storm last April basically flooded two of the buildings. Those buildings are still not repaired. In addition, they have not done basic safety repairs, like installing fireproof doors, in many of their other properties.

Last week I requested a meeting with City staff, including Neighborhood Services and the police Department, to learn the status of the city's efforts to ensure that students have safe and livable apartments. I learned that the situation was grave. I have urged our City Manager, Allen Gill, and Mayor Joel Fritzler to coordinate with Chancellor Rita Cheng and appropriate University staff to have back-up plans for displaced students if, as feared, Campus Habitat fails to make the necessary repairs.

Some background on Campus Habitat

In 2005 Campus Habitat acquired their first two properties, Saint Germain Square on Rawlings St. and the Metropolitan on Mill and Poplar. I walked by Saint Germain every day on my way to the university and was thrilled by what appeared to be a modernizing and remodeling effort. The dormitory complex had been widely known as a drug-ridden property; we assumed much of the crime in our neighborhood emanated from it.

I eventually learned that the new resident managers had worked hard to change the culture of the apartments. They renovated, planted flowers, trees, and shrubs around it, made it pet friendly, and ran a tight ship. They painted all the panels purple, which was very puzzling. But, that eccentricity aside, it changed from being a blight on the neighborhood to enhancing it.

In July I learned, there had been a management shake-up and Campus Habitat was going to assume direct management. I received reports of gang-style activities in the courtyard, and feared – and fear – a return to the situation that existed in 2004.

St. Germain was a bright spot in Campus Habitat's portfolio. According to City and resident reports, the other apartment buildings did not make the transition from distressed to quality.

So what's the story on Campus Habitat? Saint Germain Square and the Metropolitan, as well as Saint Germain on the Hill on E. Park St., were operated primarily by Lucy and Ralph Yaney, with partner Debbie Thorsen from St. Louis.

Lucy and Ralph's son, Maximus Yaney, established [2] Campus Habitat in 2002 , in New York, or perhaps[3] 1998 , depending on the source. The [4] first acquisitions they report appear to be in 2005, with the Metropolitan and Saint Germain Square - operated, as noted, by his parents and Debbie Thorsen.

Campus Habitat expanded quickly, buying "distressed properties" in other college towns such as Troy, NY, Laramie, WY, and Mount Pleasant, MI. But they have far more properties in Carbondale than anywhere else. They own the old Garden Park and Marshal Reed Apartments on the 500 blocks of S. Graham and S. Wall, using the name Titan Student Communities; Saluki Hall at 716 S. University Ave.; Ambassador Hall at 600 W. Freeman; and Forest Hall at 820 W. Freeman. These are the properties that are at risk.

[5] Campus Habitat says it "has long targeted underperforming assets given its operational expertise in the repositioning of student housing assets nationwide. Campus Habitat will continue to focus its efforts on the acquisition of **underperforming and distressed** assets in 2010" (emphasis added). Even as credit markets hemorrhaged in 2008 and 2009, Campus Habitat continued to acquire new properties around the country.

Based on my experience with St. Germain Square, I thought that Campus Habitat might honestly be trying to create excellent student living communities. However, I've searched the web for tenants' experiences in the other university communities where Campus Habitat owns properties. Over and over it's the same story: A sales team shows a model apartment, promises wonderful accommodations and locks students into a year-long contract. The apartments the students find when they arrive are not what they expected. "DO NOT MOVE HERE" is a common refrain on these sites.

At the Jackson County Court House I saw numerous mechanics liens on their Carbondale properties, as well, indicating that suppliers and contractors have not been paid or either have a dispute that must be adjudicated.

Yet Campus Habitat continues to acquire properties: an [6] SEC filing on February 1 showed them purchasing Lewis Park Apartments on Grand St., with their capital provider, [7] Pilot Real Estate Group , under the name of CH 18 LLC, for \$9.4 million. That's a hefty sum for an enterprise that cannot seem to get a roof put on a building or make basic health and safety repairs.

The secret to their financial success appears to be their marketing skills. Touting a distressed property they acquired in Laramie, Wyoming, a 2009 story in [8] *Northern Colorado Apartments* reported Campus Habitat's ability to raise occupancy from 43 % to 96 % within eight weeks through an aggressive marketing campaign, which included "a capital project plan" to correct deferred maintenance. They do not appear to have implemented the plan,

because [9] student reports in 2010 said, “The most unsafe location in Laramie,” “Worst place I ever lived in,” and “Really do not live here!” and more in the same vein.

Campus Habitat owns 608 units, mostly dormitory-style rooms and efficiency apartments – a significant proportion of Carbondale’s rental housing stock. With the recent acquisition of Lewis Park Apartments, with 269 units, ranging from 1 to 4 bedrooms, their portfolio will control nearly 15 percent of Carbondale’s rental units.

Several things are clear from this:

1. For far too long many property owners in Carbondale, often out-of-town corporations, have failed to reinvest in their buildings. With many new apartments now available, these owners are disposing of their distressed properties. Outfits like Campus Habitat are scooping them up.
2. Carbondale has good housing codes, but our enforcement mechanisms are not as effective as they need to be to assure that property managers will operate responsibly.
3. Our municipal code does not adequately address how to help tenants enforce their contracts with their landlords. Many renters are young, inexperienced students, and some are international students who do not know our laws and customs. They often rent apartments sight unseen, based on websites. The City and the University have an affirmative responsibility to help defend them against predatory practices.

I’ll update you as I learn more. Let’s hope Campus Habitat makes the necessary repairs to bring their properties up to code by move-in date, August 18. If they fail, I trust that SIUC, John A. Logan, the mayor, and City staff will have plans to place to make sure the young people flocking into our city have places to live.

The reputation of SIUC and our city may depend on it.



[10]
511 S. Graham Posted by the City

1. <http://www.adamscarbondale.org/wp-content/uploads/2011/08/campus-habitat-e1312415527669.jpg>
2. <http://www.campushabitat.com/AboutUs/tabid/132/Default.aspx>
3. <http://www.privco.com/private-company/campus-habitat>
4. <http://www.campushabitat.com/News/tabid/126/Default.aspx>
5. <http://www.campushabitat.com/Acquisitions/tabid/127/Default.aspx>
6. http://yahoo.brand.edgar-online.com/EFX_dll/EDGARpro.dll?FetchFilingHTML1?ID=7686951&SessionID=Sw-eHS_o2H2IB47
7. <http://www.pilotregroup.com/>
8. <http://www.nocoapartments.com/2009/06/student-housing-party-isnt-over.html>
9. <http://www.apartmentratings.com/rate/WY-Laramie-Campus-Habitat-formerly-Sterling-University-Lodge.html>
10. <http://www.adamscarbondale.org/wp-content/uploads/2011/08/campus-habitat1-e1312415703863.jpg>

Housing Crisis in Carbondale « The Carbondale Observer (2011-08-05 07:49:30)

[...] comment on this right now, but I'd like to direct readers to Councilwoman Jane Adams' blog post on the housing crisis brewing in Carbondale. Campus Habitat, which owns numerous properties in [...]

Campus Habitat 15, LLC - Owner of Student-Focused Housing Near the University of Wyoming - Files for Bankruptcy Protection | Chapter 11 Cases (2013-12-30 21:51:33)

[...] had issues with local authorities regarding the condition of units (for example, see this article: <http://www.adamscarbondale.org/campus-habitat-potential-housing-crisis>). Finally, an individual posted a message to Campus Habitat 15's Facebook page [...]

Campus Habitat: Deadbeat and Scofflaw? (2011-08-10 09:35)

The City has posted three of Campus Habitat's buildings as uninhabitable. Two buildings have already been vacated, with occupancy prohibited - 511 S. Graham and 508 S. Wall - two of the four buildings in the old Marshall Reed complex. Campus Habitat was given 14 days to bring 820 W. Freeman, the old Forest Hall dormitory, into compliance or it, too, will be vacated. Twenty-five dorm rooms at 600 W. Freeman, the old Ambassador Hall, also have 14 days to fix safety and fire code violations or be posted as uninhabitable.

I understand that most Campus Habitat leases begin August 19. If you have a lease with Campus Habitat in a building or unit that is posted as uninhabitable, TALK TO AN ATTORNEY. Your lease is a contract that Campus Habitat may well try to enforce, even if your apartment is uninhabitable. Call SIUC Legal Assistance (618-536-6677) for SIUC students; Land of Lincoln Legal Assistance (618-457-7800; 800-642-5335) or other attorney if you are not an SIUC student.

SIUC will make sure that all SIUC students will have housing. [1] WSIL reports that they plan to open Boomer Hall and, through September 30, rent rooms at \$22 a night to students who are displaced. Some Carbondale landlords are also coordinating a response to help displaced tenants find alternative housing.

Vendors unpaid

Last week, Gary Meredith of Carbondale's Modern Tile and Carpet, contacted me and

told me, "They [Campus Habitat] agree to work, then they refuse to pay the bill. Only when you have filed liens on their property, do they start to negotiate. You are lucky to settle for 50-75 cents on the dollar."

I have found nearly a half million dollars in liens filed at the Jackson County Court House, reaching back to 2006. Campus Habitat did not pay a local lumber company for tens of thousands of dollars of building materials until the company placed a lien on their property. Until the Carbondale businesses filed liens, Campus Habitat didn't pay Chad Allen Painting and Remodeling, Modern Tile and Carpet, Sherwin Williams, A & W Plumbing, and a number of other local vendors. Until liens were filed, they did not pay for building materials from St. Louis-based Newger Materials, or from PC Connection Sales Corp. for televisions and brackets they supplied and installed in several buildings.

Despite this dismal record, New York-based Campus Habitat has been very successful in finding financing to acquire older Carbondale apartments. There is a large international pool of real estate investment funds always looking for investments with high rates of return. These investors have first call on rents, not the vendors.

So where does the money go? Not to make the buildings safe and liveable. Not Carbondale and area vendors. But rather to investment funds like Potomac Realty Capital, Greystone Servicing Corporation, Inc., Centerline Mortgage Capital, a subsidiary of Centerline Capital Group, as well as banks like Wells Fargo, First Internet Bank of Indiana and, eventually, Fannie Mae.

Neither Campus Habitat nor any other business should use economic models that place profits before tenants' health and safety. Old housing must be made safe and liveable. We must have truth in advertising. And our local businesses must be paid.

New laws needed

Businesses like this reveal gaps in our laws that must be remedied. Campus Habitat has been repeatedly ticketed for failure to make necessary repairs. [2] KFVS reports that it had "obtained some 50 pages worth of serious violations filed by the city of Carbondale against Campus Habitat. In the stack, citations date back to winter 2010." The City can ticket for violations, but it can only shut a property down when an apartment or a building becomes a serious threat to health and safety. Otherwise, the tickets pile up, repairs are ignored and fines go unpaid.

I will urge the Council to pass an ordinance to license property managers. Licensure will require managers' knowledge and enforcement of our building, leasing, and other relevant codes. Property managers would lose their license if they did not follow our laws.

It is unacceptable that massive out-of-town corporations like Campus Habitat be allowed to operate in this manner. Our City's reputation and SIUC's reputation depend on this being a good place to live, work, do business, and go to school.

1. http://www.wsiltv.com/p/news_details.php?newsID=13657&type=top

2. <http://www.kfvs12.com/story/15231855/students-look-for-answers-as-city-gets-ready-to-inspect-carbondale-apartments>

League of Women Voters: Keep Our Water (2011-08-23 17:19)

Carbondale's Water and Sewer System Jackson County League of Women Voters Study Gayle Klam, presenting

Although Carbondale's system is in good condition, with some maintenance issues, there were some issues which we felt should be pointed out.

The system is basically in good shape, due to financial investments in the system made in the past. This is a system we felt the citizens could be proud of. But without proper maintenance it will not continue to be as good as it is.

Cedar Lake should supply the city's needs for many years to come, but the lifespan of Cedar lake is not infinite, like all lakes in the region. It is subject to deterioration due to shore erosion. Thus the city needs to be vigilant in maintaining it, reducing siltation which can eat away at the lake's lifespan, just as it did to our earlier water source, Evergreen Reservoir.

What we have in Carbondale is unique in southern Illinois - a water and sewer system, complete with our own water source, totally under our municipal control. No one else in our region has what we do. It is unique. The other cities in southern Illinois belong to multi-county water systems which have a ruling appointed board which control water usage and rate issues within their system. Many cities, like Marion and Herrin, do not even have representation on the Rend Lake Board which supplies them their water.

We learned that privatization of water supplies is a growing phenomena, not only in the county and the world but also throughout Illinois. Most of the cities of the northern part of Illinois are already privatized—Peoria, Bloomington, Champaign as well as most Chicago suburbs. Metro East Illinois is heavily privatized—only Edwardsville is not. A lot of the systems privatized within the last decade. Many when their water sources were inadequate for their expanding needs.

Already there are significant conflicts arising due to the privatizations. This can be seen in the fact that there were legislative attempts by water companies to make it easier to buy community systems and legislative attempts by cities to make it easier to buy-back their water systems in the last Illinois legislative session. More is expected this coming year.

After presenting what we knew to our membership, those members felt it was important to bring to the city council at least the consensus report, which is a brief summary of what we found and what was concluded by the membership.

**WATER PRIVATIZATION CONSENSUS
LEAGUE OF WOMEN VOTERS OF JACKSON COUNTY
February 2011**

HISTORY AND BACKGROUND

In 2009, the mayor of Carbondale, Brad Cole, proposed selling the water and sewer system of Carbondale as a solution to the city's ongoing budget problems. After considerable community debate, the proposal was dropped. However, members of the League of Women Voters of Jackson County felt there were many issues not fully resolved. Many private water corporations regularly promote privatization to mayors and city managers, and with budget problems ongoing at all levels of government, selling, leasing or outsourcing management of the water and sewer systems may seem attractive in the future. In addition, privatization can take several different forms and have various impacts on the community's supply of water. Based on the standard League policy that we must have a position on an issue before we can take a public position or take action, the Jackson County League surveyed League positions at the national, Illinois state and local level to seek any policy that would allow us to speak to this issue. Finding none that would provide a foundation for action on this issue, the Jackson County League of Women Voters decided to conduct our own study. At the annual meeting in April 2010, the following proposed study was presented and approved: It was recommended that a study of water privatization be conducted with a perspective of how it could impact Carbondale and the surrounding communities.

STUDY/RESEARCH

During the ensuing year, a committee was formed and met numerous times to discuss aspects of water privatization, read municipal files on the water privatization proposal, conduct interviews with public works officials, current and retired, and take tours of the Carbondale Water Plant and both Sewage Treatment Plants. Committee members made phone calls to communities which had private water systems, researched water rates of private and public systems, talked to officials at other local water systems, watched four different water documentaries which provided insight into the international aspects of water privatization and did other research as necessary to understand as best possible all aspects of the privatization issue.

ACTION

Prior to the February consensus meetings, the committee held public showings of two documentaries on the international aspects of water privatization. An informational meeting was held in January to present some of the facts that were discovered during our investigation. Two meetings for League members were held in February to discuss water privatization and to come to consensus on a select number of issues. Twenty-one members attended the two meetings.

The following was concluded at those meetings:

The League of Women Voters of Jackson County believes that the water and sewer systems must pay for themselves with the water and sewer fund remaining a dedicated fund.

The League of Women Voters of Jackson County believes in response to an aging system, we need to agree to an increase in rates as suggested by Public Works experts if based on a balanced long term plan.

The League of Women Voters of Jackson County believes that the management of our water and sewer system should not be outsourced. The City should continue to recruit and employ professionals to keep the city water system operating as well as it does now.

The League of Women Voters of Jackson County is in favor of local economic development if it is not detrimental to our local resources.

The League of Women Voters of Jackson County believes that a Public Works Commission should be developed to advise the city on issues of water and sewer and other public works issues and to develop a checklist of standards by which to judge any water proposal and contract. Such standards should include water quality and the capacity of the watershed to replenish Cedar Lake.

The League of Women Voters of Jackson County is in favor of an ordinance that would assure that the public is informed prior to any consideration of sale, lease, outsourcing of management or any agreement with any corporate entity that would greatly increase the daily water and/or sewer usage. This ordinance should require at least a six month public notice through multiple means such as newspaper publishing, notification to rate payers, and public hearings through city commissions and the council. Approval by a unanimous vote of the entire council should be required in order to sell, lease, outsource the management or enter into an agreement with any corporate entity that would greatly increase the daily water and/or sewer usage.

The League of Women Voters of Jackson County believes it is essential that Carbondale keep the water and sewer system as a municipally owned and operated system.

Thanks for your support | Jane Adams for Carbondale (2015-04-14 16:24:14)

[...] of a future sale of the city's water and sewer system, the League of Women Voters undertook a full study of the issues. Based on what they learned, they supported increases in water and sewer rates to [...]

A Lot on Our Plate (2011-08-23 21:58)

August 17, 2011

There's a lot on the [1] City Council agenda Tuesday night, August 16. It seems like when we meet only once a month, as we do in the summer, business piles up.

Liquor Control Commission

The grocery stores finally can apply for licenses. Arnold's Market, Neighborhood Co-op, Schnucks, Kroger, and Wal-Mart all have applications before us. I hope they'll go smoothly and that soon Carbondale shoppers will be able to buy beer and wine with their food.

City Council

We have three major items on our agenda, all of which have potential long-term consequences for the city. These are:

1. Raising refuse and recycling rates.
2. Refinancing the General Obligation Bonds Series 2004 that funded the Civic Center and considering whether to pursue issuing bonds for the new fire station.
3. Considering a request by Lindsey Fisher for a special use permit to build a 4-plex next to the Library on Monroe St.

We will begin with a presentation by the League of Women Voters on their study of our water system.

[2] Raising refuse and recycling fees

Our trash removal is supposed to pay for itself. However, because of ever-increasing costs, the fees – which show up on your water bill – no longer cover expenses. So, unfortunately, fees must go up. The proposal we will vote on raises the monthly refuse, recycling, sticker, special and voluntary extra collection, and commercial collection fees, and would add a \$1.00 equipment fee (see the schedule on the last page of the [3] agenda item)

It will still cost Carbondale less to have their trash hauled away than it will cost people outside the city.

I checked Burris Disposal's standard rates to compare with the proposed rates hikes. Burris charges \$15 a month for 70 gallons (2 standard trash cans), with each additional 35 gallons costing \$4.00. They also pick up recycling.

Our fees would go from the current \$11.50 a month for up to 1 cubic yard (200 gallons; about 6 trash cans) to \$13.50 in 2012, \$13.90 in 2013, and \$14.30 in 2014, including recycling.

The resolution also has provisions for rooming houses, dumpsters, special and voluntary extra waste service, special waste collection stickers, and vacuum leaf collection – services private haulers do not generally provide.

I wish we could keep rates steady but right now our trash collection is in the red.

League of Women Voters Water Study Committee. Last year, when Mayor Cole proposed selling our water and sewer system to a private corporation, the League of Women Voters undertook a careful study of our system. They will present their findings at the beginning of the City Council meeting.

[4] General Obligation Bonds

Bond issues go to the heart of City finances. Like the mortgage on a house, there's nothing sexy about them. But like a mortgage, every time the City issues bonds it obligates our taxes for years into the future.

Right now we are paying off bonds for the University Mall, the Civic Center, the Public Safety Center, and Mayor Cole's 2006 road resurfacing project. The City is also committed to building a new fire station, but bonds have not yet been issued for that.

Should we take on this additional debt? That's the major question facing us.

The Civic Center bonds balloon in 2013; a property tax increase would be required to cover the outstanding debt. With rates low, this seems a good time to re-finance. Actual refinancing would occur in October, but we need to get the ball rolling now.

Funding for the new fire station was planned as part of the sales tax increase for Saluki Way. However, the recession, sharply increased police and fire pension costs, and competition with internet sales has put a lot of strain on our budget.

The new fire station would be built on property the City bought for that purpose, behind the new Walgreens on Sycamore and Glenview. It would replace Station No. 2 at Walnut and Oakland.

Here's the deal:

- If we only re-finance the existing bonds with a 10-year repayment schedule, payments will be about \$81,030 less than we now pay.
- If we refinance the existing bonds with a 15-year repayment schedule, and also issue 20-year bonds for building the fire station (assuming interest rates come in as anticipated), payments would remain about the same as our current payments for our Civic Center 2004 bonds.
- In five years the bonds issued in 2006 to upgrade our streets will be paid off. We could at that point issue bonds to build the new fire station.

You can see the detailed explanation, with all our existing General Obligation bonds, their payout schedule, and average interest rates, [5] [here](#) .

Last week I toured Fire Station No. 2. There is no doubt it needs to be replaced. It was built in 1960 when our town was far smaller, all firefighters were male, Walnut and Oakland were two-lane streets, and fire-trucks were not as tall and long. The building also needs several thousand dollars worth of maintenance.

I've thought long and hard about this. Unless I hear some very persuasive arguments, I plan to vote to refinance the existing 2004 Civic Center bonds for 10 years, but to defer the new fire station until 2018. Here's why:

The economy is still precarious. State and federal budgets are extremely tight, meaning that we cannot expect grants and other monies to help cover our budget. Fire and police pension funds will probably remain high. All of our motor fuel taxes (ca. \$648,000/year) and then some go toward paying for the 2006 street improvement bonds (ca. \$750,000/year), so street maintenance must come from the General Fund. The City Manager said, in his budget message for this year's budget, "During the last 3 years, 24 City positions have been eliminated, capital projects delayed, street and sidewalk repairs postponed. Programs have been cut back and funding for social agencies has been reduced."

So, reluctantly, knowing that we truly need a new fire station, I think it's wisest to defer this major project until the 2006 street improvement bonds are paid off.

[6] Special use permit for Fisher

Lindsey Fisher is requesting a Special Use Permit to build a four-plex on 310 and 312 West Monroe Street. The lots are currently owned by the First Christian Church, and they adjoin the Public Library.

The Planning Commission denied their request to rezone the parcel from Professional Administrative Office (PA) to R-3, High Density Residential, so they returned with a request for a special use permit, which the Planning Commission approved. Council takes their action as advisory, not binding.

I oppose granting this special use permit. Special use permits exist primarily to give the surrounding neighbors significant control over their immediate environment. In this case, both the library and nearby neighbors oppose the permit. They believe that Fisher's proposed 4-plex on this small parcel would be detrimental to the Library and the surrounding residences. As significantly, they have grave reservations about Fisher's ability to maintain the property in a way that would enhance the redevelopment of the street.

This is a very important street. It is the main entrance to the library and so is, for many people, an important view of Carbondale.

As the city develops as a medical, cultural, and entertainment destination for the region, its historic character will become increasingly important. No development should be approved that conflicts with or hinders the area's over-all improvement and development. Or that impinges negatively on its neighbors.

Other notes

Campus Habitat: August 9th, the [7] City gave Campus Habitat two weeks to vacate 820 W. Freeman, the old Forest Hall, and 25 rooms in 600 W. Freeman. Two buildings on S. Graham and S. Wall were posted as uninhabitable, for a total of 175 rooms or apartments deemed uninhabitable. SIUC is coordinating services for SIU students; many are international students and some tenants are disabled. Campus Habitat has appealed; the hearing will be this Tuesday, August 16, at 4:00 p.m. in Room 103 of the Civic Center. Economic Development Coordinator. Gary Williams is the new Economic Development Coordinator. I have not yet met him, but he sounds well qualified and energetic. SIUC fall semester begins. See [8] SIUC Saluki Startup and [9] Week of Welcome. Students and their families are arriving; classes begin next week. For the full line-up of activities, see the [10] Events Calendar. City Council members will be serving lunch at Trueblood and Lentz Dining Halls Saturday, August 20. I'll be at Lentz Hall with a "Meet Carbondale!" apron on. Thanks to Carbondale Main Street for organizing this event.

1. <http://ci.carbondale.il.us/node/2416>
2. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2011-agenda/081611/Item%205.3%20setting%20solid%20waste%20rates.pdf>
3. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2011-agenda/081611/Item%205.3%20setting%20solid%20waste%20rates.pdf>
4. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2011-agenda/081611/Item%205.1%20discussion%20of%20bond%20refunding%20fire%20station.pdf>
5. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2011-agenda/081611/Item%205.1%20discussion%20of%20bond%20refunding%20fire%20station.pdf>
6. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2011-agenda/081611/Item%205.4%20Special%20Use%20Permit%20monroe.pdf>
7. <http://ci.carbondale.il.us/node/2610>
8. <http://salukistartup.siu.edu/>
9. <http://wow.siu.edu/>
10. <http://wow.siu.edu/calendar.html>

Having a Home | Needham Presidential (2012-01-04 02:22:36)

[...] make some real money off of the place but for now I really wish I didn't have so much on my plate at the moment. I'm just going to have to grin and bear it, though, because I'm the one who [...]

2.9 September

Microdistilleries and Refuse & Recycling Ordinance (2011-09-06 14:37)

Tonight's [1] City Council agenda is mercifully relatively short. The two major items are adding microdistilleries to our liquor code, and an overhaul of our refuse and recycling ordinance.

Carbondale has become the gateway for the thriving wine industry that has evolved

over the past few decades. Even in this recessionary time, production of wine has been expanding. More recently, enterprising artisans have established microbreweries and now, microdistilleries are being planned. With the region's abundant peach, apple, and other fruit production, this is a very promising development.

We are being asked to [2] include microdistilleries in our liquor code , and to allow wineries holding Class H liquor licenses to sell wine by the glass as well as by the bottle. The issue isn't complicated; I plan to vote for the amendments.

Refuse and Recycling

The issue of our refuse and recycling is more complicated. Over the years our code has been tweaked to add recycling and various kinds of special waste pick-ups. A couple of years ago someone with a sharp eye found an inconsistency in our code that prevented the City from collecting its posted fees for extra trash pickups, except during brief periods designated by the City Manager.

I became aware of this when I went to pay for several extra trash pick-ups and found that the bills had been cancelled. We'd asked the City to haul away trash from our rental houses. I didn't mind not having to pay the fee, but it seemed a bit outrageous to ask the citizens of Carbondale to pay for my business expenses.

The new interpretation of our code also meant that the City could not make extra trash-pickups outside of the specific days designated by the City Manager. Such is the rule of law – as well as the law of unintended consequences.

I've been asking for some time to amend the Code to fix this problem. At the same time, the City has been assessing its entire rate structure. Tonight we deal with both.

The [3] Code revisions , although fairly extensive, make no significant substantive changes to our Code. Rather, they fix the technical conflict between the language of the Code and long-standing and reasonable City policy, and allow our Maintenance and Environmental Services department the flexibility to meet residents' needs.

Rates are another matter. Earlier this year City staff did a thorough [4]study of income and expenses associated with our solid waste disposal. As a general principle, I agree with City policy that services like trash removal, recycling, and so forth should be paid for from user fees. And, at the present time, those fees are not covering the services provided.

However, setting rates is always a balancing act: Should a person on fixed income who generates one 30-gallon bag of trash a week pay as much as a household who regularly puts out 3 to 4 trash cans plus overflow?

I checked rates of private providers (see, for example, [5] Burriss' rates), and our rates are considerably lower. Also, people who generate considerable amounts of waste, many of them students, may also have little disposable income.

I believe the new rate structure the City recommends is a good compromise. It costs less than comparable private service, allocates costs to City departments where warranted (particularly leaf collection), and provides services not provided by private disposal services,

such as disposal of large items like furniture, stoves and refrigerators.

And, next time I clean out one of our rental houses, I will be able to call for an extra trash pick-up and I – rather than you and other taxpayers – will be required to pay for it.

I hope you had a great Labor Day weekend – and enjoyed yesterday's energizing preview of autumn.

1. <http://ci.carbondale.il.us/node/2417>
2. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2011-agenda/090211/Item%205.1Micro%20Distilleries%20Wineries%20Class%20H%20Licenses.pdf>
3. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2011-agenda/090211/Item%205.2%20Refuse%20and%20Solid%20Waste%20Rate%20Structure.pdf>
4. <http://ci.carbondale.il.us/sites/default/files/pdf/Refuse%20%26%20Recycling%20Report%20-%20May%202011.pdf>
5. <http://www.burrisdisposal.com/residential.html>

Zoning Overhaul (2011-09-20 11:22)

FIRST REPORT AVAILABLE

Duncan Associates, the consultants the City hired to review and overhaul our rather Byzantine zoning code (Title 15), have completed their [1] "Diagnostic Report."

This report analyzes our existing Code in relation to the recently adopted Comprehensive Plan and makes recommendations for updating the code. The results of this process will affect the City for decades. It's important to have as much citizen input as possible.

Please give me your feedback on the consultant's proposals.

1. <http://ci.carbondale.il.us/sites/default/files/pdf/zoning%20Diagnostic%20Report%20September%202011.pdf>

Backyard Chickens, Primary Elections, Dist. 95 Summer Academy and Refuse/Recycling (2011-09-20 12:31)

City Council Meeting Tuesday 7:00 p.m.

As usual, there's a good bit on our plate at Tuesday's [1] City Council meeting . The biggest issues are the overhaul of our [2] refuse and recycling ordinance , [3] amendments allowing people in the city to own laying hens, an [4] ordinance regarding primary elections ,

and [5] whether to renew funding for Dist. 95's summer reading and math academy . We will also deal with a number of routine issues.

Refuse and Recycling

I wrote at length about this before our last meeting, but since then I have heard from a number of people about the proposed revisions of our refusing and recycling ordinance. They have argued strongly that residents should not be allowed to place garbage-filled plastic bags at the curb. I concur with their concerns. These bags are regularly torn open, presumably by the many raccoons and possums that make their nocturnal rounds through our neighborhoods. Mounds of trash at curbside are not only unsightly, but the trash is then strewn throughout the neighborhood, leaving litter everywhere.

I believe our Building and Neighborhood Services inspectors diligently try to enforce our code, but to little avail. Perhaps if plastic bags are not allowed to substitute for trash cans, with sufficient penalties, this persistent problem will be solved. I'm thinking hard about this problem.

A number of people have also urged that the maximum number of containers be limited to two. A neighbor who grew up in Germany said that only one small pail of (non-recycling) garbage is permitted. Several people observed that all over the country and local private haulers permit only two, with extra charges for more containers. They also note that a 2-can limit would encourage recycling.

No one has written me urging that our current limits be retained.

I have surveyed my family and friends who are scattered all over the country. They report that everywhere they have lived, two containers is the limit, often with recycling bins provided.

I believe that Carbondale should emulate other municipalities and limit trash to two containers and deal effectively with trash set out in plastic bags. I will propose amendments to that effect.

People have also noted that many renters do not seem to have trash cans or recycling bins; nor do new residents have an easy way to learn our regulations. Whether or not the amendments I propose pass, the City should contact all landlords, reminding them that they are required to provide trash cans for their tenants and informing them of new regulations.

They should also vigorously educate all new customers of our rules and have recycling containers available for new residents when they sign up for water and sewer service.

Please give me your input on the revised ordinance.

Chickens in the City

For many months the Sustainability Commission has been dealing with Wayne Weisman's request to allow chickens in Carbondale. Actually, the proposal is to allow laying hens only, and no more than 6 in any household.

The amendments are, to my eye, carefully thought through. Many communities around the country allow residents to raise chickens (generally laying hens only) including, in Illinois, Urbana, Springfield, Chicago, Evanston, St. Charles, Naperville, Downers Grove, Warrenville, Batavia, and Oak Park, with a number of other cities considering ordinances permitting them. University towns like Columbia, Missouri, Bloomington, Indiana, and Madison, Wisconsin allow them.

In recent years there has been a real resurgence of interest in creating local food systems so that we can grow our own food and know where our food comes from. I have supported these efforts for decades. Our Farmer's Market, organized in the 1970s, was at the forefront of reviving a century's old horticultural industry here in hilly Southern Illinois. I served on the board of the Illinois Stewardship Alliance for many years, promoting the development of producer networks for locally-produced foods. It's gratifying to see these efforts maturing, sending down deep roots in the daily life of our communities.

Raising backyard chickens is one small piece of making our communities more durable. It contributes to building the social and cultural, as well as economic, capital that allows us to make it through tough economic times. Plus, who wouldn't love fresh-from-the-hen eggs!

I should note that staff have serious reservations about the proposed ordinance. They advise, should we want to pass it, that it should be revisited in two years to see whether it has presented the problems they anticipate. I think this is reasonable.

Microdistilleries, Microbreweries, and Wineries

We also have a text amendment, requested by Karen Sisulak Binder, allowing microdistilleries, microbreweries, and wineries as a special use in agricultural zones.

As I've said before, it's astonishing that in this prolonged recession, entrepreneurs are still investing in the manufacture of wine, beer, and spirits. With its fruits and vines our region is particularly well-suited for this industry. The University and the region's natural beauty attract large numbers of people who enjoy these craft products. What a synergy!

Summer Reading and Math Academy

We will consider whether or not to fund Carbondale Elementary School District 95's summer reading and math academy next summer.

I attended the parent's dinner before the Academy began and toured the program when it was in full swing. I think it was a well-run program and I believe the students got a lot out of it. I hope that these children, who were struggling in their studies, hit the ground running when school resumed. And I hope that they continue to improve throughout the year.

District 95 is a troubled district. Its scores, widely available on the web, are far below what they should be for a university community. Scores for African American and Hispanic children are particularly poor. Many school districts with demographics not dissimilar to CES 95 give these children a much better education.

It's clear our community greatly values education. We are highly educated: nearly half of our population has a college degree, putting Carbondale in the top 3 % of communities in Illinois and top 4 % in the nation. We tax ourselves to provide top-notch facilities and the best teacher salaries in the region, perhaps south of I-80.

But our children are not doing well, especially our poor and minority children for whom an education is virtually the only path out of poverty. So this summer reading and math program was an important initiative.

Nonetheless, I cannot support continued City funding of this program. I spoke against City funding last year, and I will vote not to contribute city funds this year. Here's why:

The people in Carbondale and in the Elementary School District (which is larger than the City) are heavily taxed; the largest bite by far is District 95 (39 % of our property taxes go to Dist. 95). I believe it is unfair to ask our citizens to divert the sales and property tax dollars they designate for vital City functions to this other taxing body. It's that simple.

I hope that the School Board instructs the Superintendent to find the funds to continue the summer tutorial program. But it is up to the school districts to educate our children. The City has many other responsibilities.

I just learned that Superintendent Shimshak says "he will find the funding to support the program" (see [6]Channel 6 news). This is good news indeed. The City-funded pilot program did what it was supposed to do: demonstrate the efficacy of such a program.

We should spend your tax dollars for those responsibilities.

Primary elections

We will be considering an ordinance that will allow primary elections to whittle the number of candidates down to two for each open position, rather than four as current state law mandates.

This amendment makes sense to me. I'm sure many people found it impossible to learn enough about the 12 people running for City Council to decide which three to vote for. It only makes sense to narrow the field to 6. Ditto for Mayor.

Police Chief

Last Wednesday I learned at the nearly same time as the public that Chief O'Guinn's gun had been stolen last June from his personal car and then apparently used in a murder. It is a terrible thing to lose another of our young men, and the Chief has expressed his deep distress and grief.

I have a lot of respect for Chief O'Guinn. He brought a new responsiveness to community concerns and a degree of transparency previously unheard of. When he first came on board he helped turn our neighborhood around - from one over-run with crime to one that is now relatively crime-free. He instituted on-line crime mapping and other digital forms of communication with the public.

I have not always agreed with his actions, as in the investigation of Kevin Kirkwood's alleged recording of a conversation with then-Mayor Cole. But I have judged him to be a skilled and conscientious professional.

I expect to learn more about this situation, and I'm sure the media will stay on top of the case. It's distressing and disturbing.

Campus Habitat

The saga of Campus Habitat continues. Most recently, they [7] failed to show up at a scheduled hearing before the Building Board of Appeals with a plan of action for fixing up 820 W. Freeman (formerly Forest Hall). They had sent conflicting messages to City staff and to the Appeals Board, but both expected them to arrive. Nope.

[8] Then their regional manager, Ryan Shreeve, says that they have relinquished their contract with the owner of 820 W. Freeman, Global Housing, LLC, and have no more responsibility for it. A while later Operations VP Rob Martin says yes, they dropped their contract with Global Housing, but they will continue to install the required fire doors and oversee the property until the owner can make other arrangements.

About Global Housing? The address is a private residence in Ballwin, Missouri. Company organized in 2006, two years before Campus Habitat [9] reports acquiring it. Go figure. It's all pretty dizzying.

My concern remains with the 80-plus students in the building, over half of whom are international students. Their safety and security are paramount.

This debacle shows the need for real reform of our housing code so that situations like this are averted. We cannot allow faceless, nameless, out-of-town investors treat our young people in this manner.

1. <http://ci.carbondale.il.us/node/2418>
2. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2011-agenda/092011/Item%205.4%20Solid%20waste%20and%20recycling%20fee%20schedule.pdf>
3. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2011-agenda/092011/Item%205.5%20amendcing%20title%20three%20Chicken%20Ordinance.pdf>
4. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2011-agenda/092011/Item%205.1%20Ordinance%20amending%20Primary%20Elections%20code.pdf>
5. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2011-agenda/092011/Item%205.3%20agreement%20District%2095%20Reading%20Academy.pdf>
6. <http://www.wpsdlocal6.com/news/local/City-council-Not-our-job-to-fund-school-program--130162113.html>
7. http://thesouthern.com/news/local/article_11beccc6-df4e-11e0-ba6f-001cc4c002e0.html
8. http://thesouthern.com/news/local/article_c710c834-e01d-11e0-9ac8-001cc4c002e0.html
9. <http://www.campushabitat.com/News/tabid/126/Default.aspx>

2.10 November

Budget Adjustments on Council Agenda (2011-11-01 16:37)

City Council [1] meets tonight , Tuesday, November 1, at 7:00 p.m. It promises to be a short meeting.

The main business are several items dealing with adjustments to the budget that deal with unanticipated expenses. The April 19 storm damaged the new Public Safety Center and some other facilities; a fire at the Northwest Wastewater Treatment Plant; the City Manager is retiring and bringing a new manager on board will cost a good bit; and there are other expenses that could not have been foreseen and budgeted. Insurance covers some of the losses, and some of the expenses are being covered by taking money from existing budget lines. For a detailed explanation of these expenditures, see budget items [2]5.1, [3]5.2, and [4]5.3.

Report malfunctioning street lights!

Mayor Fritzler has put out a call to notify the City about street lights that are out or malfunctioning. Please make a note of the address or location of problem street lights and report

them to Janice in the City Manager's office at 457-3226 or jhampton@ci.carbondale.il.us. If the lights are still out after two weeks, please report the outage again to Janice and to Mayor Fritzler, jfritzler@ci.carbondale.il.us. He will send a message directly to the utility company responsible for the light.

Street lights are a front line in deterring crime. Please take the initiative to survey the lights on your street and report any that are not functioning properly.

Mediacom opens office in Carbondale

Thanks to pressure from the County and the City, Mediacom has agreed to honor their contract with us. It is re-opening an office in Carbondale. The new Mediacom office is located in the Eastgate Shopping Center. Their hours are Mon., Tues., Thurs., & Fri. from 8 am to noon & 1 pm to 4:30 pm and, Weds. From 9 am to noon & 1 pm to 4:30 pm.

Mediacom writes, "The new office will afford a full array of front counter services. A secure payment box will be installed for bill payments when the office is not open. Customers can experience hands on trials of Mediacom's high speed internet services and digital phone services. They will also be able to learn how to use a digital video recorder or navigate Video on Demand as well as other features of digital video service. Issues involving equipment pick up and exchange as well as service needs can be handled at the Eastgate location."

Looming strike at SIU

The clock is ticking on a potential strike by a majority of SIUC employees. The consequences of not reaching agreement between the four unions and SIU's administration could be grave. It's not so much the short term hit that striking employees will take - which will ripple through our local economy - but the long term destabilization of the University and our city that concerns me.

During the many years I worked at SIU I was first a member the civil service employees union and, later, the Faculty Association. I know how deeply committed these employees are to the students and to the university. I have been through several bargaining cycles and have always known the unions to bargain in good faith.

Rita Cheng began her tenure as chancellor only 16 months ago, the same time the four union contracts expired. I believe that she is doing her best to navigate the university through a very difficult economy.

It is crucial to our city and to the university that agreement be reached before the strike deadline. But if employees' reasonable goals are not addressed, their right to refuse to continue to work without a contract must be honored. In the event of a strike I stand in solidarity with the unions at SIUC.

My European trip

I missed the last City Council meeting because I was invited to teach a short, extremely intensive course, at Vytautas Magnus University in Kaunas, Lithuania. I took the opportunity to travel then to my mother's parent's home in Lublin, Poland. My daughter, Dawn, joined me in Warsaw for the Poland portion of my trip.

I will write more fully on my blog about this trip.

1. <http://www.ci.carbondale.il.us/node/2740>
 2. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2011-agenda/110111/Item%205.1%20Increase%20overall%20FY%202012%20Budget%20for%20Unexpected%20Items>
 3. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2011-agenda/110111/Item%205.2%20Budget%20Adjustment%20for%20NWWTP%20May%2024th%20Fire.pdf>
 4. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2011-agenda/110111/Item%205.3%20Budget%20Adjustment%20for%20April%2019%202011%20Storm.pdf>
-

2.11 December

City Council - Property Taxes On Agenda (2011-12-05 19:59)

City Council Tuesday, December 6, 7:00 p.m.

The agenda for our December 6 City Council meeting is light in length, but extremely important in terms of keeping our city functioning.

By law, we must act on property taxes this month. Therefore, all taxing bodies, including the City and its “component unit,” the library, as well as the Carbondale Main Street district, must establish property tax levies for next year. We therefore have a number of ordinances before us.

Tax Levies, Abatements, and more

We will vote on [1] a series of ordinances that abate the 2011 tax levy for all of our General Obligation bonds. We have several bond issues: \$4,255,000 issued in 1990 and subsequently refinanced for investments in the University Mall (\$375,685 due this year); \$5,690,000 issued in 2006 for resurfacing Carbondale’s streets (\$745,945 due this year); \$1,100,000 issued in 2011 for building an equalization basin for the Northwest Wastewater Treatment Plant (\$113,483 due this year); \$6,625,000 issued to refinance the Civic Center/City Hall debt and to build the new No. 2 Fire Station (\$495,200 due this year).

In order to maintain the City’s authority to levy property taxes, we must first establish that the debt is secured with the property tax levy, then abate that portion of the levy. In fact, we pay for most of these bonds out of our sales taxes; the Road Improvement bonds are paid for through our share of the State’s Motor Fuel Taxes and Local Improvement Fund revenues from a \$.03 per gallon local municipal motor fuel tax.

We will be voting on [2] an ordinance adopting the 2011 property tax levy. A portion of the property tax levy covers part of the public safety pension contributions, in the amount of \$810,729. The Public Library is funded primarily from property taxes, in the amount of \$895,853. Both of these levies are covered in this ordinance.

Finally, we will vote on [3] an ordinance that establishes the 2011 tax levy that supports [4] Carbondale Main Street activities. It is limited to the [5] downtown business district .

City Manager Search

We will be meeting this Thursday and Friday, Dec. 8, with candidates for City Manager. We will narrow the pool to two finalists after interviewing four on Thursday. There will be a public “meet and greet” with the two finalists Thursday, 5:30-7:30 at Pagliai’s Pizza.

If you attend, I would very much like to hear your assessment of the finalists.

Vacancies on Commissions

There are two vacancies on the [6] Human Relations Commission and one vacancy on the [7] Preservation Commission . If you are interested in serving on one of these Commissions, please let me know, or write Joel Fritzler, Mayor, [8] jfritzler@ci.carbondale.il.us

Chickens in Carbondale

A number of people have asked me about when Council will vote on the ordinance to allow laying hens in Carbondale. After extensive discussions and suggested revisions in the Sustainability and Planning Commissions, Chris Wallace in the City’s Planning Department took back the proposal to re-write it. It will go back to the Planning Commission at their January 18 meeting and then it should come to Council.

National Guard Armory for sale

The National Guard Armory at the corner of Oakland and Sycamore is being sold, by sealed bid, by the Illinois Department of Military Affairs. It will be available for inspection 11:00 a.m. to 2:00 p.m. December 20, January 5, and January 10.

Potential bidders can contact Jim Lund, 217-761-3708 to arrange a time for inspection. Lund will also provide complete bidding information upon request.

This is a very important corner, an anchor in a neighborhood designated for “Neighborhood Restoration” in the [9] Comprehensive Plan ([10] Map 2.6) . The Armory property is zoned R-1-8, except for a small section on the west that is zoned R-3.

Post Office Proposes to Close Carbondale’s Processing Center Public Hearing on Reorganization

The U.S. Post Office is proposing to move area mail processing from Carbondale to Evansville, Indiana. The move will cut 41 employees and slow local delivery. The USPO estimates they will save a considerable amount by the transfer. Cutting employees will save some \$1,342,437. They estimate some maintenance and transportation savings, as well.

Their feasibility study indicates that local customer service would remain largely unchanged, although local delivery would take 2 to 3 days for standard first class mail and pick-up times

at collection boxes might change. Services for commercial mailers may experience some changes regarding drop shipments, as well.

You have two ways to register concerns about this reorganization.

Public Hearing - December 15, 6:30- p.m. to 8:30 p.m. at SIUC Student Center Auditorium.

Written Comments - by December 31, 2011 to

Manager, Consumer and Industry Contact

Gateway District

1720 Market St., Room 1011A

St. Louis, MO 63155-9511

Notes and Observations **Lights Fantastic**

We were treated to unusually mild weather for Saturday's annual Lights Fantastic parade. It's always great fun to see large crowds downtown and a colorful parade with sparkling floats and school bands from around the region. I was particularly impressed by the Carbondale High School and Carbondale Middle School bands as they strutted their stuff. If your child wants a strong music program, these schools have it.

Jane Addams Day, Dec. 10

December 10 we celebrate Jane Addams Day in Illinois. This memorial to a great Illinoisan was sparked by the eighth grade class in Dongola and their teacher Cindy Vines. It was taken up by Lelia Marvin, President of the Carbondale branch of the American Association of University Women, and signed into law in 2006. So we in Southern Illinois and in Carbondale have a special reason for celebrating this day.

Jane Addams' legacy is most visible in Chicago, where she established one of the first settlement houses in the United States, Hull House - now encompassed in the UIC campus. She was part of the movement of "social Christianity," a champion of the poor and dispossessed, and a promoter of democratic rights for women, African Americans, and others who were excluded or marginalized in America's civic life. She was a founder of the American Civil Liberties Union, the NAACP, and the Women's International League for Peace and Freedom, and won the Nobel Peace Prize. In her youth in Chicago my mother attended meetings with Jane Addams and I have a very similar name, so her legacy is particularly meaningful to me.

Property Tax Hearings

The [11] Carbondale Park District is seeking a 20 percent increase in the corporate and special purpose property taxes from \$949,930 to \$1,140,458. The hearing will be Monday,

December 12, in the Carbondale Civic Center.

[12] Carbondale Elementary School Dist. No. 95 is proposing a property tax levy increase of 8.8 percent over last year.

These levies represent the full amount of property tax income sought by the District. If the entire valuation in the district increases, individual property owners might not see an increase in their taxes. However, if the total value of taxable property in the district remains static, or declines, property taxes will increase.

1. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2011-agenda/120611/Item%205.1%20abate%202011%20tax%20levies%20for%20G0%20Bonds.pdf>
2. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2011-agenda/120611/Item%205.2%20adopting%202011%20Tax%20Levy.pdf>
3. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2011-agenda/120611/Item%205.3%202011%20Downtown%20SSA%20Tax%20Levy%203.pdf>
4. <http://www.carbondalemainstreet.com/>
5. http://www.carbondalemainstreet.com/img/home_page/Jan2010_DowntownMap.pdf
6. <http://www.ci.carbondale.il.us/node/69>
7. <http://www.ci.carbondale.il.us/node/65>
8. <mailto:jfritzler@ci.carbondale.il.us>
9. <http://www.ci.carbondale.il.us/node/357>
10. <http://www.ci.carbondale.il.us/sites/default/files/pdf/CompPlanNew/Chapter%202-6%20Future%20Land%20Use%20Map.pdf>
11. <http://cpkd.org/>
12. <http://www.ces95.jacksn.k12.il.us/>

(2011-12-20 10:45)

Energy Efficiency at City Hall

City Council Tuesday, December 20, 7:00 p.m.

As we head for the holidays, the[1] City Council agenda is mercifully light. The major issue before us is a [2] resolution authorizing the reallocation of grant funds to upgrade the temperature control system in the Civic Center/City Hall.

In late 2010 the City received an Energy Efficiency Conservation Block Grant for an HVAC system at Attucks School and for 4 alternative fuel vehicles. The Attucks School building is not, however, ready for the HVAC system and work under the grant must be completed by March 15, 2012. It's a case of use it or lose it. Also, the alternative fuel vehicles will not yield the savings initially anticipated.

The Civic Center, however, wastes significant amounts of energy because of its outdated temperature control system. Presently, if someone comes to work or holds a meeting or event when the building is otherwise not in use, significant portions of the building must be heated or cooled just for one office or meeting room.

We have been given permission to apply the grant to installing an upgrade to the Civic Center/City Hall HVAC system so that each use area can be separately heated and cooled. This should result in considerable energy savings – the original intent of the grant.

Geographers' Delight

Staff is asking us to authorize a [3] contract to shoot digital aerial photographs of the City and the area within its jurisdiction – 93 square miles in all. It's been a decade since the last shoot and a lot has changed. We'll share the cost with Jackson County; our share is \$21,500, the County will put in \$5,000.

A print-out of the 2002 map is posted Building and Neighborhood Services wall (2nd floor City Hall). Staff have marked all the rental properties in yellow. As we move forward with efforts to revitalize our residential neighborhoods, this map (and its more finely-grained successor) will provide an important tool to determine where best to focus our efforts.

Non-Union City Staff - Changes in Benefits

We will be updating our [4] ordinances so that they conform with recent revisions in the State code regarding pay-outs for sick and vacation days when an employee who will be hired after January 1, 2012 retires. Existing employees will not be affected.

The ordinance streamlines our grievance process, eliminating redundancy, liberalizes leaves for funerals, and makes other minor changes in employee policies.

Planning Commission - Special Use Permit Requested

The Planning Commission [5] will meet Wednesday, December 21, 7:00 p.m. in Room 108, Civic Center. The Commission will conduct a public hearing on Neophansya Robinson's request for a Special Use Permit for a day care home II in the R-1 district at 1170 New Era Road.

The Commissioners will also take up Community Investment Program (CIP) proposals. These are infrastructure improvement projects that the City seeks to implement, within the constraints of the budget.

They will also be considering The Commissioner, Fall 2011 issue, and the December City Council meetings.

Vacancies on Commissions

Genevieve Houghton will be stepping down from the [6] Sustainability Commission for health reasons, leaving a vacancy there. There are also two vacancies on the [7] Human Relations Commission and one vacancy on the [8] Preservation Commission . If you are interested in serving on one of these Commissions, please let me know, or write [9]
Joel Fritzler, Mayor, jfritzler@ci.carbondale.il.us >

Bucky Fuller Dome Wins Award

Thad Heckman was recently awarded the Holland Prize, for his exceptional drawing of Carbondale's [10] Fuller Dome at the corner of W. Cherry and S. Forest Streets. The prize "recognizes the best single-sheet measured drawing," puts the blueprint into the Library of Congress, features the plan in Architectural Record Magazine, and comes with a \$1000 cash prize. There will be a reception Tuesday, December 20, 4:30-6:30 p.m. at the Civic Center celebrating this honor. All are welcome.

National Guard Armory for sale

The National Guard Armory at the corner of Oakland and Sycamore is being sold, by sealed bid, by the Illinois Department of Military Affairs. It will be available for inspection 11:00 a.m. to 2:00 p.m. December 20, January 5, and January 10.

Potential bidders can contact Jim Lund, 217-761-3708 to arrange a time for inspection. Lund will also provide complete bidding information upon request.

This is a very important corner, an anchor in a neighborhood designated for "Neighborhood Restoration" in the [11] Comprehensive Plan ([12] Map 2.6) . The Armory property is zoned R-1-8, except for a small section on the west that is zoned R-3.

Post Office Proposes to Close Carbondale's Processing Center

Public Hearing on Reorganization

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Their feasibility study indicates that local customer service would remain largely unchanged, although local delivery would take 2 to 3 days for standard first class mail and pick-up times at collection boxes might change. Services for commercial mailers may experience some changes regarding drop shipments, as well.

The public hearing was held last week, but you can still register concerns about this reorganization.

Written Comments - by December 31, 2011 to

Manager, Consumer and Industry Contact

Gateway District

1720 Market St., Room 1011A

St. Louis, MO 63155-9511

Notes and Observations

I attended the hearing on the Post Office [13] proposal to consolidate the Carbondale processing center into Evansville, Indiana. I was impressed by the number of people attending and the cogency of many of the remarks.

The Post Office argues that the sharp drop in first class mail, caused by the shift to the internet, has dramatically cut into their income. The Post Office ramped up a decade ago when first class mail was rising. Further, current delivery schedules require that sorting be done during the night, leaving the processing equipment idle most of the day. They are, therefore, left with a lot of excess capacity. That includes both buildings and staff. Click [14] here for a PowerPoint presentation of their proposed changes.

Our "excess capacity" numbers 41 employees. In this high unemployment area, that is not a trivial number. And the large number of current and retired postal employees attending the hearing testified to their deep concern.

Acting City Manager Kevin Baity, speaking after consultation with Council members Don Monty and Lee Fronabarger, pointed out that the Evansville, Indiana area has a significantly lower unemployment rates than the area served by Carbondale's processing center. Further, given the PO distribution plan, there appear to be no savings in transport costs; in fact, with mail trucked from Carbondale to Evansville, transport costs appear set to increase. Also, he noted, the speed with which mail will be received will decline, further undermining use of first class service.

Others familiar with Post Office operations pointed out that all the Southern Illinois processing centers (Carbondale, Centralia, Effingham) are targeted for closure, as are Paducah and Cape Girardeau. It would make more sense, they argued, to consolidate these centers into Carbondale, than to transfer ours to Evansville, Indiana.

I inquired about the rising number of packages that are being mailed and received. We have a lot of small entrepreneurs who conduct eBay and other internet businesses and use the Post Office for delivery. As this Christmas season has demonstrated, on-line sales are spiraling. And, because of their dense delivery system, the USPO delivers "last mile" for FedEx, UPS, and other delivery services. Can we anticipate that the Post Office's current excess capacity will be needed to process these packages?

Chris Wissmann proposed that various units of government in Southern Illinois tax themselves to give the Post Office money to keep the processing facility here. He mentioned SIUC's Saluki Way as a model. Saluki Way is a highly controversial 20-year, \$20 million donation by Carbondale city taxes to the university for a new stadium and other buildings. Chris has made some strange comments in the past - that people don't "give a rat's ass" about the petition for wine and beer to be sold in grocery stores that was signed by thousands of people, that "alcohol ain't tube socks,"; and more. Is Chris serious about his proposal that Southern Illinoisans divert local taxes from local governments and local social services? Is he unaware that for the last several years our local tax-supported services have been forced to eliminate many positions and lay off vital employees? And how could local taxes pay for operating expenses for a federally-established enterprise like the USPO, even if we wanted to? I hope Chris rethinks his proposal. It's not something our City Council should promote.

The USPO's axe, rather than falling this month, has been stayed by 5 months, but it's clear that the Post Office plans to move ahead with its consolidation and to change the speed of delivery that will follow.

Chickens in Carbondale

A number of people have asked me about when Council will vote on the ordinance to allow laying hens in Carbondale. After extensive discussions and suggested revisions in the Sustainability and Planning Commissions, Chris Wallace in the City's Planning Department took back the proposal to re-write it. It will go back to the Planning Commission at their January 18 meeting and then it should come to Council.

1. <http://www.ci.carbondale.il.us/node/2743>
2. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2011-agenda/122011/Item%205.1%20City%20Hall%20HVAC%20Upgrades.pdf>
3. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2011-agenda/122011/Item%204.3%20Award%20of%20Contract%20digital%20aerial%20photo.pdf>
4. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2011-agenda/122011/Item%204.4%20NBUE%20Ordinance%20Changes.pdf>
5. <http://ci.carbondale.il.us/node/2750>
6. <http://www.ci.carbondale.il.us/node/60>
7. <http://www.ci.carbondale.il.us/node/69>
8. <http://www.ci.carbondale.il.us/node/65>
9. <mailto:jfritzler@ci.carbondale.il.us>
10. <http://fullerdomehome.org/>
11. <http://www.ci.carbondale.il.us/node/357>
12. <http://www.ci.carbondale.il.us/sites/default/files/pdf/CompPlanNew/Chapter%202-6%20Future%20Land%20Use%20Map.pdf>
13. <http://about.usps.com/news/electronic-press-kits/our-future-network/welcome.htm>
14. http://about.usps.com/news/electronic-press-kits/our-future-network/network_changes_presentation.ppt

3. 2012

3.1 January

Read this carefully (2012-01-07 18:32)

(Due to a serious time crunch I did not post this blog last week. It went out on my email list Thursday, January 5.)

I received a phone call from Mayor Fritzler this afternoon. He said he was sending out a press release announcing the selection of Kevin Baity as City Manager. I immediately said, "Don't do it. We have not voted yet. This might violate the Open Meetings Act. It certainly violates the confidentiality we committed to."

A short while later, this press release appeared. Read it carefully.



Until we officially vote, our discussions in Executive Session are private. Does the Open Meetings Act allow the Mayor to publicly characterize our private deliberations?

It is entirely proper for the Mayor to call a special Council meeting. However, the press release says that there will be a reception following which will "introduce Mr. Baity to the public as the City Manager."

Again, no vote has been taken. We discussed, we argued, we debated. We developed a sense of where the majority sentiment lay. Without compromising the confidentiality of our debates, I think I can fairly state that the Mayor was a leader of the majority. But there was no vote. To have voted would have been illegal – a clear violation of the Open Meetings Act.

Until that public vote, Mr. Baity cannot be presumed to be the next City Manager. Nor can there be a presumption of "consensus."

I don't understand why Mayor Fritzler chose to take this unusual, and seemingly precipitous, action. Is there some reason the deliberations of our private session should be made public?

In most cases, in issues as important as selecting the next City Manager – the City's chief administrative officer – the minority will defer to the majority and vote with it in public. In my judgment, it requires very deep concerns and objections to oppose the majority.

I believe that no quality is more important in the City's chief administrative officer than an abiding commitment to uphold our laws and codes. And I have very deep concerns regarding Mr. Baity's commitment to vigorously uphold and enforce our laws and codes.

I will, therefore, vote no when the time comes. I do not know how others who did not concur with the majority sentiment will vote.

In my campaign I promised that I would work to revitalize Carbondale. I promised that I would be vigilant in seeing that our codes were vigorously and fairly enforced. I pledged I would work to protect our neighborhoods.

I believe good government is good business. And that a city of well-kept neighborhoods and vigorous citizen engagement will be a city that grows and prospers.

Given Mr. Baity's record as Director of Development Services and as Acting/Interim City Manager, I cannot cast my vote for Mr. Baity for City Manager. And I regret the Mayor's precipitous action. I'll write more soon explaining my decision.

Why I will Vote No on Kevin Baity for City Manager (2012-01-07 18:33)

I said in the previous post (emailed Thursday),

In most cases, in issues as important as selecting the next City Manager – the City's chief administrative officer – the minority will defer to the majority and vote with it in public. In my judgment, it requires very deep concerns and objections to oppose the majority.

I said that I would vote "no" on the ordinance before us at next Tuesday's special city council meeting to appoint Kevin Baity as Carbondale's City Manager. I believe such a vote requires a full explanation to the voters of this city. This is my explanation:

On at least two occasions, in his position as Director of Development Services overseeing our Planning Department, Kevin Baity has over-ridden the courageous refusal by his

professional staff to issue permits. In these cases he has taken it on himself to issue permits that directly violate City codes. And, when asked to explain, he has misrepresented the facts both to me and to the public. Mr. Baity has many positive qualities, which became apparent in a survey of staff conducted by Don Monty, as well as testimony by some people who contacted me and my own experience with him. But I cannot vote to appoint someone who has shown clear disregard for our laws. He will, after all, be the chief administrator of those laws.

For too long there has been widespread public perception that "who you are" counts more than the fair administration of our laws and benefits. I fear that Mr. Baity's past conduct supports these perceptions.

I have received more requests that we not appoint Mr. Baity than I have requests that we do so. Most of these requests came from people from around the city who have not found Building and Neighborhood Services – the division that enforces our residential codes – or Mr. Baity to be responsive to their complaints. This is a problem that long pre-dates Mr. Baity's tenure as Director of the department. Final authority regarding administration of this department lies with the City Manager and, ultimately, Council.

I hope that Council will strongly instruct our new City Manager to make sure that Building and Neighborhood Services works effectively and efficiently, and that complaints are quickly addressed and tracked. We should make this part of his performance reviews. I would expect no less no matter who we select.

But the problem of differential access – that those with "pull" get unfair and sometimes illegal breaks, that our government is bought by the highest bidder – is one that corrupts the foundations of our government. It's a national disease. It's one that has put Illinois [1] dead last among the states in our credit rating. It has seen our two previous governors go to jail.

Honest government begins at home. Here, where we can look one another in the eye and hold one another accountable.

Because on at least two occasions Kevin Baity issued permits that his professional staff refused to authorize – permits that violated our code – I cannot vote to make him our City Manager.

The Anatomy of a Deal

I am most familiar with, and have the record regarding, the permit he issued to Lindsey Fisher / Home Rentals last August. Over objections by our professional planning staff, he authorized the conversion of the old Coca Cola warehouse at 411-413 N. Oakland into an auto repair shop. This is an R-1 (single family residential) neighborhood, designated for restoration in the [2] Comprehensive Plan. Auto repair shops are not included in the long list of [3] special uses allowed in R-1 neighborhoods. Nor was the issue brought before the Planning Commission nor the City Council. Planning Commissioner Navreet Kang [4] took issue with this omission.

[5]



A mother with babies walks by the new auto repair shop at N. Oakland and Sycamore.

Warehouse for Sale

As it happens, last January I looked at that building with my husband and a neighbor. It appeared to be used to store RVs, boats, cars, and other vehicles. It was in bad repair, with open gasoline cans near dangling electric wires, a couple of batteries hooked up to chargers, and a few wrenches and other tools scattered about. The old office, long ago converted to an apartment, was a wreck. My husband, concerned about a potential fire hazard, [6] contacted Kevin Baity , who referred the message to BNS. Later we heard that the Bucky Dome NFP was going to use warehouse to repair the dome.

In late spring we noticed Home Rentals for rent signs in the apartment's windows. On May 20 I inquired of City Manager Allen Gill, and he told me that the building had been purchased by Home Rentals with a legal non-conforming warehouse and an apartment that he said was a legal non-conforming use.

Alarm bells ring

Then, on October 25, the [7] Carbondaze Gazette reported that an auto repair sign had appeared on the building. Several people called to ask me what I knew about it.

I immediately inquired of Mr. Baity, asking him about the zoning relevant to the warehouse. [8]He said,

In late July-early August, at the request of Home Rentals prior to their purchase of this property, I reviewed the files on this property which dates back some 20+ years.

He confirmed its legally non-conforming use as a warehouse. But he then described the building, making the case that the "owner" said that "the building has been used as an automotive/over-the-road bus repair business since 1999 ... and subsequently." These are the same "findings" laid out in his [9] August 22 memo

authorizing the zoning permit. Here is our [10] email exchange . Read from the bottom up.

As it turns out, many statements he made in [11] his reply to me were erroneous. For starters, Home Rentals had purchased the building in April, so he spoke with the *former* owner, Mark Robinson. More significant, I knew, based on my own tour of the building, that there was no evidence that it was being used as an auto repair shop. But, perhaps, there had been an "informal" repair shop operated outside of the City's regulations?

In the discussion with Mr. Baity following our email exchange, he told me that he had checked with the neighbors before issuing the Zoning Certificate. He said that the man in the adjoining property (Jim Temple) had confirmed that the building had been used for an auto repair facility, and that he approved of it being used for an auto repair shop. Mr. Baity said the neighbor to the south also approved of this use.

But just last week I received a copy of a letter written to Mr. Baity dated Oct. 31, from James A. Temple, the retired owner of our longest lasting neighborhood grocery, Jim and Ruth's. Mr. Temple's home lies just east of the warehouse; they share the driveway/parking area in the building's rear. Mr. Temple had also been concerned about the auto repair shop and had queried Mr. Baity. [12] He wrote , and I quote with his permission:

Mr. Robinson [the owner] parked a school bus in the building and may have repaired his own bus. To my knowledge Mr. Robinson did not repair buses as a mechanic in business. The person who rented the building for the Limousine service to my knowledge may have repaired his vehicles. He never indicated that he was in the limousine repair business. If my information was correct, he was in the business of providing transportation, not a repair shop.

Sun Shines In - Freedom of Information

On November 1, Sandy Litecky, President of the Arbor District Neighborhood Association, submitted a [13] FOIA request for information about the property.

The records are unequivocal. They show that the City has consistently restricted use of that building to a warehouse. It lost its legally non-conforming office in the early 1990s, and in any event, that space had been converted into an apartment that had been inspected by the City.

The record

- On December 19, 1994, the City's Planning Department insisted that the Hoffman's "have Maid EZ vacate the premises and remove all signage. The Planning Services Division's position has been that the only legal nonconforming use remaining with the property is

warehousing. The use of the property for office or service uses is not permitted in the R-1-5, Low Density Residential District.” The Hoffmans complied five weeks later, on January 27.

[14] Letter from Planning to Phil Hoffman 12/19/1994 with compliance noted 1/27/1995

[15] Letter from Planning to Tom Hoffman 12/20/1994

[16] Letter from Planning to Tom Hoffman 12/22/1994

- In May, 1997, the Planning Department issued a [17] zoning certificate, noting “Approved use: legal non-conforming commercial warehousing operation (continuation of use) / Office use for Warehouse Manager/Security. Conditions of Approval: 1) May not be utilized for bus terminal; 2) No signage identifying commercial use of structure.”
- On Nov. 12, 2003, responding to a query by James Temple regarding the status of the property, [18] Lisa Reime, Senior Planner, wrote, “The only legal nonconforming use remaining with the property at 413 N. Oakland Avenue is warehousing. The property may not be used for office or service uses since the legal nonconforming use of the property for office or service uses lapsed for more than six consecutive months since the sale of the property in 1983.”

After these documents became public, Mr. Gill, Mr. Baity, and the City Attorney met and agreed that the permit had been issued improperly. On November 18, 2011, one of Mr. Baity’s first acts as acting city manager was to issue a [19] letter rescinding the zoning certificate he had issued on August 22nd.

Permits and Approvals

The FOIA also revealed the series of steps leading up to Baity’s issuance of the zoning certificate:

July 26, Sunny Freidrich applied for an [20] electric permit for Home Rentals.

August 1, [21] Lindsey Fisher wrote to Kevin Baity,

I am writing regarding the property located at 411 & 413 N. Oakland. I have a business who would like to sign a 5 year lease agreement on the property. They want to use it as a mechanic/repair shop. This property, as you are aware, is a huge commercial building. I need to be allowed to use it for how it was originally intended; otherwise the building will sit vacant because it is not zoned R1.

The business is eager to get up and running and settled in. They have already arranged financing, etc. for new equipment.

I feel we should be working together to bring new business to Carbondale. It is a no win situation for both parties if we can't come to a resolution quickly.

Please let me know if I can be of further assistance.

Thank You,

Lindsey Fisher

August 10, Councilman [22]Chris Wissmann , writing for himself and Councilman Lance Jack, emailed City Manager Allen Gill supporting Fisher's request.

Allen Gill [23] responded ,

have already discussed this with Planning. There was an automotive shop in the warehouse operation previously, so it is not a new use for the property, although this would be a retail operation, I think. There are repair bays and drains existing in the building. The building has been in continuous use as a storage facility so it has not lost its grandfathered status. I will let you know the outcome later.

August 15, [24] Kevin Baity wrote to Lindsey Fisher,

I will direct staff to authorize a Zoning Cert and a Cert of Occupancy for an initial one year period (subject to annual review and extension), with the following conditions: [specified]

However, our courageous professional staff refused to issue the Zoning Certificate, and on August 22 Kevin Baity, Development Services Director, issued a [25] Memorandum authorizing a zoning certificate for the automotive repair business, with restrictions specified.

August 24 ,Home Rentals paid the fees for their [26] Zoning Certificate and Building/Plumbing permits. Kevin Baity issued the [27] Zoning Certificate under his signature.

August 25, Building Inspector John Lenzini issued the[28] electrical permit to Home Rentals that Sunny Freidrich had applied for on July 26. The same day Lenzini issued a [29] building permit .

That's where the situation lay until October 24, when [30] Scott Thorne wrote that he saw a sign and remodeling for a new auto repair shop in the old "Blue Star Limo building at the corner of N Oakland and W Sycamore."

And then the November 1 FOIA. An observant blogger, an active citizen's organization,

and an inquiring city councilperson shone sunlight on the back-door deal.

The future

Mr. Baity's error in judgment will undoubtedly be expensive, and the City will have to pay. He laid the city open to lawsuits from Home Rentals, from the owner of the auto repair shop, and from the neighbors who may well consider themselves negatively impacted.

Mr. Baity told me the City has offered to help find the owner of the auto repair shop a new location. The repair shop owner is entirely blameless. He had every reason to believe he was acting legally. He has invested a lot to get his business up and running. Yet he is the one who is most harmed.

My role as Councilperson

A few people have counseled me to not make this issue public. The way to influence, they say, is to smooth things over in public and make your strong arguments within the confines of private conversation and Executive Sessions.

That is the way things have operated for far too long. And the decline of our City has been the consequence. I was elected by the people to represent their interests. Citizens *must* be informed of government malfeasance. City Council members *must* be held accountable for the actions of the administrators they employ.

This case shows that back-door deals that evade our laws are bad for business and bad for the city. In the digital era, with Freedom of Information laws requiring open records and with pervasive digital media, it is very hard to conduct business in the dark. As this case shows, disregard for law is bad for business.

We must work together – City Council members, City Manager, City staff, citizens, and business interests – to revitalize our residential neighborhoods and our older business districts, and to run an efficient and thrifty government operation.

Good government *is* good business. And strong neighborhoods are the foundation of a prosperous community.

1. http://thesouthern.com/news/local/state-and-regional/moody-s-lowers-illinois-credit-rating-again/article_fec901fc-38af-11e1-8b34-0019bb2963f4.html
2. <http://www.ci.carbondale.il.us/sites/default/files/pdf/CompPlanNew/Chapter%202-6%20Future%20Land%20Use%20Map.pdf>
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5. <http://www.adamscarbondale.org/wp-content/uploads/2012/01/AutoRepairShop600x435.jpg>
6. <http://www.adamscarbondale.org/wp-content/uploads/2012/01/Phillips-Simon-Gorton-Baity-2pp-01-24-11-copy.jpg>

7. <http://carbondazegazette.blogspot.com/search?updated-max=2011-11-01T18:51:00-05:00&max-results=50>
8. <http://www.adamscarbondale.org/wp-content/uploads/2012/01/Adams-Baity-exchange-4pp-10-27-11-copy.jpg>
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19. <http://www.adamscarbondale.org/wp-content/uploads/2012/01/Rescind-Zoning-Permit1.pdf>
20. http://cts.vresp.com/c/?JaneAdamsforCarbondale/c5d114ba44/357855b774/7f4d187dd0/utm_content=adamsforcouncil%40adamscarbondale.org&utm_source=VerticalResponse&utm_
21. <http://www.adamscarbondale.org/wp-content/uploads/2012/01/Fisher-to-Baity-08-01-11.jpg>
22. <http://www.adamscarbondale.org/wp-content/uploads/2012/01/Wissman-08-01-11.jpg>
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24. <http://www.adamscarbondale.org/wp-content/uploads/2012/01/Baity-to-Fisher-08-15-11.jpg>
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26. <http://www.adamscarbondale.org/wp-content/uploads/2012/01/Hays-Lenzini-Permit-08-24-11.jpg>
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30. <http://carbondazegazette.blogspot.com/search?updated-max=2011-10-25T10:53:00-05:00&max-results=7>

Council Votes on Baity Appointment Tomorrow, Zoning Issues Generate Controversy « The Carbondale Observer (2012-01-09 07:48:38)

[...] you haven't done so already, take a look at Council member Adams' blog post explaining her reasons for opposing elevating Baity to city manager. Adams' opposition is [...]

Downtown Development, Fisher Appeal, and more | Jane Adams for Carbondale (2013-08-23 11:41:14)

[...] Oakland Auto Repair: The ZBA will continue the hearing of Lindsey Fisher's appeal of the City's Cease and Desist order for the Oakland Auto Repair Shop (now closed and for rent). I've written extensively about this issue in the past; interested readers are referred to my blog and the other links for details of the case. [...]

Zoning Board of Appeals – Troubling Allegations | Jane Adams for Carbondale (2013-10-23 11:53:51)

[...] followers of my blog are aware, this is an issue I have written about on numerous occasions since January 2012, when I laid out my reasons for not voting for Kevin Baity as City Manager, and in March and April [...]

Community Goals & Armory (2012-01-17 12:33)

Late breaking

WHAT WILL HAPPEN TO THE ARMORY?



More than 70 residents of the Northwest neighborhood and other citizens crowded into Hickory Lodge last night to learn about the disposition of the Armory from City Manager Kevin Baity. I called the informational meeting after a number of people in the neighborhood contacted me with various concerns, including disposition of this historic property. City Planner Chris Wallace and City Councilman Don Monty also attended.

Sealed bids are due this Friday, January 20. Residents voiced many concerns and had many ideas about what should be done with the historic building and its outbuildings and grounds. City Manager Baity stressed that the City had nothing to say in the disposition of the building. However, staff will determine what "legally non-conforming" uses will be grandfathered into the property.

The property is zoned R-3 (the south west parking lot area) and R-1-5 (everything else). For the permitted and special uses in these districts, go to the [1]City Code and search R-3 and R-1.

Since the building served a number of functions for the National Guard, including storage, service, and fueling of their vehicles, and offices and training rooms, as well providing a venue for public events in the main Armory, a number of uses that might – or might not – be compatible with the neighborhood are conceivable if City staff decide to permit all or some of

these uses as "legally non-conforming". Alternatively, as some people suggested, staff could consider that its only use was as a military facility or as a public facility, so any uses other than those permitted in R-1 and R-3 zones would not be allowed.

Although it was not noted in the meeting, City Council always has the option of re-zoning parcels of land as, say, a PUD (Planned Unit Development) – as it did for the old High School playing fields. Although in general "spot-zoning" is not a good idea, in the case of a public property such as this it might be appropriate as a way to assure public control over its use.

The [2]Southern Illinoisan covered the meeting, as did [3]WSIL-TV, and [4]Carbondale Observer.

The Governor will make the ultimate decision regarding disposal of the building. You can contact [5]Governor Pat Quinn and [6]Lt. Governor Sheila Simon to let them know your preferences regarding the best (and worst) uses for this property, as well as its importance to this neighborhood and to the City of Carbondale. Sheila Simon, as it happens, lives in the neighborhood, only a few blocks away.

The residents of the neighborhood are forming a permanent neighborhood association. There are a lot of issues facing the area, and it's designated for "neighborhood conservation/restoration" in the [7]Comprehensive Plan. Effective restoration will require an active neighborhood association and a responsive City governance and administration.

CITY'S GOALS TO BE DISCUSSED

Tonight's [8] City Council meeting begins the process of approving our budget for the next fiscal year. Over the next 3 months we will consider different pieces of it. Up Tuesday night: the Community Investment Program and the [9] Community Goals .

Community Goals

Our Community Goals lay the foundation for establishing budget priorities. We need citizen input to let us know whether the priorities need to be modified, added to, rearranged, or otherwise altered.

The overarching goals are: 1) Economic development and community growth; 2) Provide quality services with fiscal responsibility; 3) Encourage citizen participation and community pride; and 4) Strengthen and promote neighborhood living.

Each goal is followed by a policy statement. Specific goals, objectives, and strategies are then laid out to put flesh on the bare bones of the overarching priorities. These goals, etc. should be carried through to the budgets of the various departments, which we'll be reviewing in the coming months.

I understand the City administration and Council established this procedure some years back. Since then the list of goals, objectives, and strategies has been tweaked but not substantially revised. In the process much of the original coherence has been lost.

As important, in the past short while a new [10] Comprehensive Plan has been adopted, a new mayor and council have been elected, and we have a new City Manager and new department heads (including a yet-to-be-hired Director of Development Services). I think it's time to return, as they say, to the drawing boards. I will recommend that, over this coming year, staff undertake a major revision of the Community Goals to bring them into congruence with our Comprehensive Plan and to re-establish the "goalsàobjectivesàstrategies" structure of the document.

I have a few substantive comments I'll make at the Council meeting for this year's budget. But, with the idea that we might direct staff to undertake such a major revision, please give me your input regarding the priorities established in the various sections.

Community Investment Program (CIP)

The [11] Community Investment Program is the list of projects the City anticipates undertaking in the next 5 years. In fact, many of the items on [12] the list have been there for many years. For example a Bikeway Network Plan has been unfunded since 1983; the Fire Station Relocation, on the list since 2001, was finally funded this fall.

If you are concerned about repairs to sewers, water lines, installation of storm sewers, sidewalks, traffic signals, and similar investments it's worthwhile looking through the list to see if your concern is on it, and if so to see how long it has been on the list (the first two numbers of the code to the left of the item indicates the year the item was put on the list).

You can get items put on the list; we'll be voting on [13] additions citizens have requested this year. We'll also be voting in the consent agenda to approve some investments that could not be anticipated. One [14] ordinance covers engineering work for the Water Dept.; [15] the other covers plans for the recently approved fire station and close-out of grants for Reed Station Road and Reed Station Parkway that were largely expended last fiscal year.

Where should we spend our money?

The amount of deferred maintenance facing the city is pretty sobering. The increase you see in your water and sewer bill will help get caught up on sewer and water system maintenance and upgrades.

Our road budget, however, is extremely tight until 2018, when we've paid off the \$5.59

million in bonds that were issued in 2007 to resurface city streets. Annual payments are \$769,000 a year; motor fuel tax income runs around \$650,000 a year. So until that debt is paid off, there is little money to undertake major, though largely routine, street improvements.

The two most fundamental expenditures from the General Fund are for public safety – the police and fire departments. We have little flexibility in those budgets if we are to continue to meet these basic needs of the City.

We are, at this point, bare bones, or perhaps cutting into the bone, in the units that handle enforcement of City building codes and administer building and other permits. The Comprehensive Plan, reflecting broad input from the residents of the City, placed neighborhood revitalization as a top priority. It will be a real challenge to find the resources to stabilize and restore our aging residential neighborhoods. But it must be done if our other goals are to be met.

After we budget for these fundamental services, there should be some money available for Downtown streetscaping and redevelopment, for green space and bike and walking trails (promised but not yet delivered as part of the Saluki Way sales tax), and for community groups. However, with sales tax revenues relatively flat, with continuing high pension costs, and with state and federal budgets also quite austere, we will have to look very hard at our priorities.

We'll be taking up the budget piece by piece in the coming City Council meetings. Stay tuned...

1. http://www.sterlingcodifiers.com/codebook/index.php?book_id=470
2. http://thesouthern.com/news/local/fate-of-carbondale-s-old-armory-still-up-in-the/article_0add3e98-40cd-11e1-9809-0019bb2963f4.html
3. <http://www.wsiltv.com/news/local/Possibilities-for-Carbondale-armory-137458193.html>
4. <http://carbondaleobserver.wordpress.com/>
5. <http://www2.illinois.gov/gov/pages/contactthegovernor.aspx>
6. <http://www2.illinois.gov/ltgov/Pages/ContactUs.aspx>
7. <http://www.ci.carbondale.il.us/sites/default/files/pdf/CompPlanNew/Chapter%202-6%20Future%20Land%20Use%20Map.pdf>
8. <http://www.ci.carbondale.il.us/node/2878>
9. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/011712/Item%205.3%20Review%20of%20Community%20Goals%202013.pdf>
10. <http://www.ci.carbondale.il.us/node/357>
11. <http://ci.carbondale.il.us/node/2531>
12. <http://ci.carbondale.il.us/sites/default/files/pdf/financial-12/cip%20ALLLIST.pdf>
13. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/011712/Item%205.2%20Proposed%20CIP%20Checklist%20Items.pdf>
14. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/011712/Item%204.7%20Amend%20CIP%20waterworks%20projects.pdf>
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3.2 February

CHICKENS, COMMUNITY FUNDING ON AGENDA (2012-02-07 11:51)

City Council Meeting Tuesday, Feb 7, 7:00 p.m.

We'll be taking up two big issues at this week's [1] City Council meeting - voting on the long-worked-on ordinance to allow residents to raise laying hens; and hearing requests from community organizations for funding from the City.

I have updates on the Armory and Campus Habitat, as well as more information and comments about Polar Bear weekend.

Chickens in Carbondale?

People who live in areas zoned Rural Residential and General Ag. can already raise chickens within the city limits. So the [2] proposed amendment to our livestock ordinance would permit residents of other residential districts to raise a maximum of 6 laying hens (not roosters or crowing hens).

This ordinance has been long in the making. It originated in the Sustainability Commission; it has gone before the Planning Commission twice, and the final version went back to the Sustainability Commission. You can read the [3] full record on-line. I know that a number of people have concerns about allowing chickens in town. I've heard three major areas of concern: 1) unsightly and ramshackle coops and fencing; 2) smells, flies, and vermin from the droppings and food; and 3) disease.

The proposed amendments require well-built coops and fences and require inspection before a permit is issued. The amendments would require hen owners to dispose of manure properly with no odors crossing lot lines, and feed must be properly stored so vermin are not attracted. I believe these clauses effectively address the first two concerns. All my neighbors when I was growing up raised chickens, and I never knew of people being sickened by working with or near chickens. However, I did some research on the issue and found that people who actually handle chickens and their wastes can contract few diseases, including Salmonella and Campylobacter. A neighbor would not be affected by these diseases from a neighbor's fenced chickens, which require direct contact with birds or waste.

I do have a couple of concerns about the amendments: The number of licenses is restricted to 20, and licensing requires an annual inspection of the coop. I don't see a need to restrict the number of coops. The requirements for licensing are quite stringent and should discourage "casual adopters".

I am puzzled about the requirement for an annual inspection of the coops. This would be quite expensive in terms of staff time. And, we don't now require annual inspections of apartments and houses in which people live. Yet poorly maintained residences cause far more damage to neighbors and neighborhoods than would a poorly-maintained backyard chicken coop. I doubt that staff would have more difficulty enforcing the building and sanitation requirements in this ordinance than they do our other animal control laws, which seem to be handled effectively.

Funding Requests

This is the time in the budget cycle when City Council hears from the various organizations that receive some funds, through the City, from your tax dollars. It's an interesting list: These are the non-profit organizations that you, through your elected representatives, think most deserve some public support. You can see [4] list here, with brief explanations of how they use the funds.

Amounts requested range from \$1,000 for the Spirit of Attucks annual reunion to a high of \$317,500 for Carbondale Convention and Tourism (with funds derived from the City's hotel/motel tax revenues). Six organizations request funding of \$10,000 or less, five between \$12,500 and \$18,500, five ranging from \$30,000 to \$48,000.

This year, Mayor Fritzler is recommending that \$120,000 be transferred from the Carbondale Convention and Tourism budget to fund new initiatives by Carbondale Community Arts, Carbondale Main Street, the Chamber of Commerce; to contribute to matches for grants for the Carbondale Park District's Aquatic Center and the R. Buckminster Fuller dome restoration; to match the School Districts' ambassador program, and to offset costs of events and make sure city is clean through a bringing on a full-time streetsweeper.

I would be pleased to hear your views about these proposed allocations of your tax dollars.

Other issues

Staff has asked us to approve a [5] redevelopment agreement with Coleman Rental Properties, LLC to reimburse expenses involved in renovating their property at 210 E. Walnut up to \$132,000. The reimbursement comes from Tax Increment Funds; they will receive 75 % of the additional tax revenues generated on this property.

The City has reached [6] an agreement with the Fraternal Order of Police Lodge #192. We are asked to approve the agreement. The full agreement is part of the Ordinance.

The Consent Agenda has the usual approvals of minutes and warrants; acceptance of minutes of the boards, commissions, and committees; and appointments to Boards and Commissions; and awards of purchase. We will also increase the budget to reflect our approval of a bond issue for the new fire station.

Armory

The future of the National Guard Armory at Sycamore and Oakland remains undetermined. You may have heard already about the bids for the Armory, reported earlier in the [7] Carbondale Observer . They were: City of Carbondale, \$9,999; Servants for Christ Ministries, \$15,525; Arthur Agency, \$25,150; Christine Boettcher, \$40,000; and Andy Wallace, \$80,000. The Illinois Department of Military Affairs has not, to my knowledge, decided their next steps. They can accept any one of the bids or re-bid it. Governor Quinn has the final say on who they give it to.

I am glad that the City placed a bid. This is an extremely important property: It carries a legacy for the people who grew up in Carbondale and attended functions in it over the years. And it is an anchor of the Northwest neighborhood. It can contribute to the revitalization of this area...or it can contribute to its decline. If the city acquires the property, we will be able to make sure that a good use is made of it.

On January 16, on very short notice, some 70 people from the neighborhood met with City Manager Kevin Baity to learn what could be done with the property and to share their ideas (see my last blog). The people in the area seemed comfortable with a mixed use facility that might combine offices for for-profit and non-profit organizations with public uses. Some people mentioned an arts center; the interior space, with a basketball court and stage, could serve many public uses. Several uses were suggested for the outside buildings, including an indoor-outdoor farmers and craft market and artist and other kinds of studios. The greatest concern was that it would be purchased by someone who could not maintain it and that it would fall into disrepair, eventually sitting empty.

Here are some articles on how armories have been repurposed for civilian uses, remaining vital parts of their communities:

[8] A Salute to U.S. Armories. National Trust for Historic Preservation
Austin Film Society's [9] Creative Media Hub

Lansing [10] Marshall Street Armory. And a [11] video about it.

Portland Center Stage [12] Gerding Theater at the Armory
You can google armory renovation for many other armory renovation projects.

Polar Bear

This year's Polar Bear festivities may have marked a turning point in City-University collaboration. At the University's initiative, University and City staff met to develop a common approach to the weekend bash. The Mayor sent out a letter to bar owners seeking their cooperation in staying within the laws regarding occupancy numbers, underage entry and drinking, and open containers. The police added 8 extra officers. I talked with Pinch Penny's head of security and he said they had called back everyone they could find who had worked security for them. The University Wellness Center set up a tent on Grand Avenue to distribute non-alcoholic beverages and food to the partiers. And, of course, they jaw-boned students about "responsible" drinking.

Enforcement was much greater this year than in the past. As New Orleans' Mardi Gras demonstrates, a very visible and active police presence heads off any trouble before it develops. It was evident that good policing – including collaboration among the Carbondale, State, Secretary of State, and SIU Police, the Illinois Liquor Control Commission, and the Carbondale Fire Department, as well as the bars' security teams – prevented any significant trouble. The [13] Southern gave a roundup of arrests which, given the increased police present, were up from last year. Notably, only 41 of 141 people arrested were identified as SIUC students; an equal number were identified as students currently attending other universities and colleges from across the state and in neighboring states, many from community colleges.

Almost all tickets were for underage and public possession of alcohol; I saw the head of Pinch Penny's security team pointing a Carbondale policeman to a young woman who had tried to enter Pinch illegally, and was headed for Cali's. Pinch also limited the numbers allowed inside: once full, when 5 people left, 5 were allowed in. This kind of cooperation stopped trouble before it began.

I was concerned about the behavior of partiers at Creekside Apartments. The apartment complex has a history of hard partying, but that Saturday endangered partiers and non-partiers. The [14] Daily Egyptian reported that revelers threw television sets and a water heater off the balcony, and otherwise endangered themselves and people below. I hope the owner of these apartments takes heed.

I'm glad to see students have a good time. A weekend of hard drinking isn't exactly my idea of fun; it never has been. But it is a very old tradition among college students. I would like to see the bash turn into a real winter festival that draws back alums as well as students from around the state and region. This mild winter has me thinking of a parade with the Roller Girls, Skateboard Club, pick-up marching, oompah, Irish, bluegrass, and other bands, people dressed up as polar bears distributing Eskimo Pies ... As Councilman Jack mentioned in [15] the Southern , this is a real opportunity for the University "to create a winter carnival." It's good for the University and a real benefit for Carbondale's growing hospitality industry.

The tragedy of the weekend was Michael Assefa's early Saturday morning accident at the foot path across the railroad tracks under the pedestrian overpass (the old "Ho Chi Minh Trail"). I am a parent, and was once a somewhat adventurous young person. Most of us can recall moments of bad judgment by ourselves, our friends, and our children - moments that, thanks perhaps to a guardian angel, left most of us unharmed. Assefa was not so fortunate: he lost his leg, reportedly trying to jump onto a moving freight train. I wish him a speedy recovery.

Campus Habitat Update

The Campus Habitat debacle continues to wind down. The building at 820 W. Freeman is empty. At 600 W. Freeman new property managers, hired by the bank that received the building in foreclosure, are trying to clean up the mess left behind by unsupervised rent collectors, while making the building habitable. The properties on Wall and Graham remain in limbo. On January 23 the [16] Daily Egyptian reported that trash was piling up outside the buildings. This spotlight got action, and the trash has now been removed. But management remains spotty, and the mortgage holder, Greystone, appears to be in the process of taking over the properties. Stay tuned.

1. <http://www.ci.carbondale.il.us/node/2879>
2. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/020712/Item%205.3%20Amendment%20city%20limits%20Chickens.pdf>
3. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/020712/Item%205.3%20Amendment%20city%20limits%20Chickens.pdf>
4. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/020712/Item%205.4%20FY%202013%20Community%20Org%20Funding%20Proposal.pdf>
5. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/020712/Item%205.1TIF%20Agreement%20Coleman.pdf>
6. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/020712/Item%205.2%20FOP%20No%20192%20Police%20Agreement.pdf>
7. <http://carbondaleobserver.wordpress.com/>
8. <http://www.preservationnation.org/magazine/2012/jan-feb/a-salute-to-us-armories.html>
9. <http://www.austinfilm.org/page.aspx?pid=1340>
10. <http://www.capitalgainsmedia.com/features/arms0427.aspx>
11. http://www.youtube.com/watch?v=baovyl_Fuj8&feature=youtu.be

12. <http://www.visitahc.org/content/gerding-theater-armory-case-study>
13. http://thesouthern.com/news/local/bar-parties-kept-cops-hopping/article_79409d70-4eed-11e1-9a09-0019bb2963f4.html
14. <http://dailyegyptian.com/2012/01/29/polar-bear-rages-through-carbondale/>
15. http://thesouthern.com/news/local/council-polar-parties-hard-to-stop/article_fb9d48b0-4fb8-11e1-a05a-0019bb2963f4.html
16. <http://dailyegyptian.com/2012/01/23/campus-habitat-buildings-continue-downward-spiral/>

Starting the New Year right: Money, liquor, gaming, and zoning | Jane Adams for Carbondale (2015-01-05 20:09:00)

[...] 3 years ago the Illinois Department of Military Affairs stated that Andy Wallace was the top bidder on the old Armory at the corner of Oakland and Sycamore. The Armory was in zoning limbo, since the [...]

ALLOCATION OF TOURISM DOLLARS & MORE (2012-02-21 13:31)

City Council & Liquor Control Commission Meeting Tuesday, Feb 21, 7:00 p.m.

This Tuesday City Council members will first [1]meet as the Liquor Control Commission and then as City Council.

I apologize for the lateness of this message. Three-day weekends wreak havoc on my ability to learn what I need to make sure that what I write is accurate. Also, CCTB provided us with a large amount of information that we requested and it's taken a lot of time to digest their reports. Most of the agenda is pretty straightforward; I'll write about it first. Then I'll turn to the most difficult issue before us – the allocation of our tourism dollars.

Liquor Control Commission

We'll have two issues before us: [2] Sports Blast is applying for a beer or outdoor garden (called a "Wedding Chapel"), and Newell House Bistro LLC has purchased the Newell House restaurant and [3] seeks the transfer of the existing license from its previous owner. The Liquor Advisory Board approved both requests unanimously. Unless I learn something not in the record, I see no problem with either application.

We receive regular, [4] detailed reports from the Police Department, Fire Department, and Building and Neighborhood Services concerning all businesses that sell liquor in the City. They're always interesting. The past two quarters have showed a significant improvement in some bar's citations for serving under-age patrons; others need improvement.

City Council Meeting

This should be a brief meeting, as we only have two items other than the consent agenda.

However, discussion of allocation of tourism funds might be lengthy.

On the Consent Agenda City infrastructure

There are things we take for granted, like turning on the tap and getting clean water and flushing the toilet and knowing the waste water will be sanitized. But during the May 8, 2009 Derecho, with the widespread power outage threatening our water and sewer system, it nearly went down. The City sought \$550,000 to install backup generators for the Cedar Lake raw water pump station and for individual backup generators for our sanitary sewer lift stations. Thanks to Rep. Bost and Sen. Leuchtefeld, those funds have been acquired and released. Bids should be let and work begin this spring.

Housing Rehabilitation Grant

We will take up a resolution [5] authorizing submission of a Community Development Assistance program Housing Rehabilitation Grant Program Application for \$420,000. The proposed target area includes parts of Northwest Carbondale, specifically the area bounded by North Carico, West Kennicott, North Springer and West Willow Streets. The City will provide a match of \$24,500 in staff time and incidental costs, and \$10,000 actual funds.

Carbondale has received this grant every year since 1994, resulting in the rehabilitation of 152 homes. It's an important program that allows people with very limited income to live in safe, weather-proofed homes.

Distribution of tourism dollars

Please note: The information we received from the organizations the Mayor solicited for new and continuing tourism moneys was not posted on the website with this[6] agenda item . We do have, however, quite detailed applications from each of the organizations that are being considered to receive funds from the hotel/motel tax.

Some while back Council established an 8 percent tax on lodging accommodations in Carbondale. Approximately half of this money has historically gone to the Carbondale Convention and Tourism Bureau (CCTB). This year, Mayor Fritzler proposed shifting some of those funds to other organizations whose activities make Carbondale a regional, national, and international destination, and to help defray some of the costs associated with enhancing Carbondale's ability to attract visitors and provide a safe, enjoyable environment.

Mayor Fritzler's Proposal

The Mayor proposes shifting \$120,000 from CCTB's previous \$317,500 allocation - and their current requested amount - to the following programs: to the Park District to help match the grant received to build a long-planned aquatics center (\$10,000); to help match a grant to the Bucky Dome for renovations on Buckminster Fuller's home (\$10,000); to increasing funding for Carbondale Main Street's downtown landscaping program (taken over from the City many years ago) (\$10,000) and to enable Main Street to develop an app for Carbondale businesses (\$5,000); to Carbondale Community Arts for a summer music festival (\$5,000) and to complete the train-scape mural (\$10,000); to the Chamber of Commerce to promote Carbondale to alumni who live within approximately 100 miles of Carbondale and to establish a web portal linking to sources of information on the region (\$10,000); to work with Dist 95 and Dist 165

on a student exchange program in conjunction with our Sisters Cities program (\$10,000), to defray costs of police overtime for events like Polar Bear and Alternative Halloween (\$15,000); and to reactivate the city's street-cleaning program to enhance the appearance of the city, and specifically areas that visitors are likely to see (\$35,000). CCTB would then receive \$197,500.

The Mayor proposes that this be a one-year experiment, and that we revisit the allocations next year.

At the last Council meeting, Councilman Don Monty said he thought that the funding to Carbondale Main Street for landscaping and funds to our Public Works and Police Departments for streetcleaning and police overtime should be put into the regular budget. I agree with this recommendation.

Main Street Landscaping

Main Street took over the landscaping of the Downtown from the City's Public Works Department a number of years ago, for considerably less than the City was already spending. The beautiful plantings in the open areas near the intersection of Illinois and Main have been the result. Main Street recruits many volunteers who help plant and maintain this area. However, over the years the amount of money allocated by the City for these plantings has steadily decreased – in actual as well as "real" (inflation adjusted) dollars. I believe that it's time for the City to step up and put those funds back into the budget. Main Street has an ambitious multi-year plan for landscaping all along Illinois Avenue as well as increasing the proportion of native plants used.

The City should make a long-term commitment to this project which will directly support the revitalization of Downtown.

Public services

Street cleaning was stripped from the budget two years ago when the City was faced with a massive increase in pension funding for our public safety personnel. Keeping our streets clean is a basic city service that I believe should be a regular line in our Public Works department.

Similarly, policing of special events should be part of the normal activities of our police department. It is one of the many costs the City bears because we host a world-class university. Perhaps the City could work with the University to find ways to mitigate the costs these sorts of events place on the City. The City-University collaboration on this year's Polar Bear was a good first step in that direction.

Aquatics Center

Council members have also received a request from the Park District for a more substantial match for the grant they have received for the aquatics center. We are being asked to contribute \$40,000 each year for three years.

Citizens of this town have worked for four decades – going on half a century – to establish public swimming facilities here. It's something we need for all our young people. There are far too few publicly available unstructured activities for our youth.

Additionally, the aquatics center promises to be a major regional draw. It will bring families to Carbondale - families who will shop in our stores and eat in our restaurants during the summer, when business is extremely slow because students are gone. If it can be developed as a host for swim meets, as some suggest, it will also bring in many over-night guests - as do the current swim meets hosted at SIU's Recreation Center.

I think we need to seriously consider the Park District's request.

Carbondale Convention and Tourism Bureau (CCTB)

In our Friday packets we received narrative and financial reports and minutes from CCTB for this fiscal year. My review of these reports, on which I spent most of this last weekend, have a number of elements that concern me. I am not persuaded, based on the materials I received, that we are getting full value for the \$317,000 of tax monies allocated to them. However, I am not in a position to seek the kinds of clarification and amplification that would be necessary to address my concerns. I am, therefore, requesting a professionally done audit of CCTB's activities and financial reports - something our contract with CCTB allows us to undertake. Such an audit should give us the kind of solid data on which we can make a final determination regarding the value of CCTB use of the tax moneys that we entrust to it.

Our town is heavily dependent on visitors. The University draws tens of thousands - perhaps hundreds of thousands - of visitors every year for sporting, entertainment, academic, and other events, for visits by friends and families of students, and for professional purposes. The hospital is also a major source of visitors. We are positioned as the gateway to the region's wineries and scenic beauty. The recent development of a number of new restaurants and the explosion, over the last few years, of highly visible hotel chains as well as B & Bs and cabins indicates that this is a real growth area.

Hospitality is one of our major sources of business activity and employment. We need to make sure that every dime generated by our lodging tax goes to enhancing this sector of our economy, and that it contributes to the overall vitality of our community and our region.

Keep in mind that any recommendations made by Council are subject to change. City staff in the different departments are in the process of developing their FY13 budgets, including income and expenditure projections. So we don't yet have firm numbers for how much we will have available after basic city service needs are met.

Updates & Observations

NLC Prescription Drug Program

A few meetings back Councilman Fronabarger requested that the City look into the National League of Cities prescription discount card program. As the Carbondale Communique states, Cardholders "can save an average of 23 % off of the full retail cost of prescription medication that is not covered by an insurance provider." As a member of the National League of Cities, Carbondale can offer this program. We are the only city south of Champaign and

outside the Metro East area that is a member of the NLC. You don't have to live in Carbondale to participate. Cards can be obtained at participating pharmacies and at various locations around town. See the [7] City website for more information.

Visible effects of expanding liquor sales

Carbondale's grocery shoppers are feeling the effects of Council's expansion of wine and beer sales to grocery stores. Schnucks and Krogers are undergoing major renovations. While temporarily disruptive, these upgrades are vital to keeping our stores attractive, pleasant places to shop.

Despite continuing economic problems, we see many signs of economic vitality, from these renovations to the numerous businesses opening in town. This week's *Carbondale Communique* provides a list of new businesses.

Campus Habitat Update

The Campus Habitat debacle seems to be over. All of their holdings have been transferred to the various mortgage holders with new management appointed by the receivers. It will take quite some time for all the problems left behind by Campus Habitat's mismanagement to be resolved, but let's hope that these properties will be renovated and become quality rental housing. I expect the City will maintain a close eye on these - and other - problem properties.

Stage Company

I had the privilege of attending the Stage Company's 30th Anniversary Ribbon Cutting and performance of *Inherit the Wind* Friday night. I recall when a band of amateur performers created this community theater many years ago. It has grown into a multi-generational institution in the town. As Kathy Field recounted, children have grown up in the theater and some are now taking their parents' place in the organization. It's volunteer run - a marvelous feat. May they have another 30 years (at least) of bringing plays to the region's theater aficionados. They are part of what makes Carbondale a great place to live.

1. <http://ci.carbondale.il.us/node/2880>

2. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/021712/LC%20Item%203%20Sports%20Basket%20LLC%20Beer%20Garden.pdf>

3. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/021712/LC%20Item%204%20Transfer%20of%20A2%20License%20Newell%20House%20Bistro.pdf>

4. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/021712/LC%20Item%205%20First%20and%20Second%20Quarter%20Reports%202011-2012.pdf>

5. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/021712/Item%205.1%20CDAP%20Housing%20REhb%20Grant.pdf>

6. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/021712/Item%205.2%20FY%202013%20Community%20Org%20Funding%20Proposal.pdf>

7. <http://ci.carbondale.il.us/node/2960>

3.3 March

Carbondale Convention and Tourism (2012-03-06 11:01)

The Case for an Audit

(emailed on 24 February 2012)

The issue of funding the Carbondale Convention and Tourism Bureau (CCTB) has brought me more mail and phone calls than any other issue I have written about. Almost all of these constituents called on Council to defund the agency, and many have detailed complaints about how the Bureau has been run. I have, frankly, been surprised by the depth of feeling this issue has aroused.

I became concerned about CCTB's operations because, a few years back, I happened to look at their website and discovered that it was basically a template with almost no content on pages that should have listed lodging, dining, recreational, events, and other venues. I have also been concerned about the fact that the CCTB office does not function as a welcome center. If you go into their office you will find that it has the appearance of what one constituent called a "warehouse" rather than a well-designed space that showcases the many attractions in the area that might draw visitors to extend their stay or return.

As we have gone through the process of considering CCTB's funding I have become more knowledgeable about their operations. I've read through their checkbook, summary reports, minutes of Board meetings, and the Executive Director's activity reports for 2011-2012 fiscal year (May - December). I've read their contract with the City and their Strategic Plans. I've studied their website, Twitter, and Facebook pages. And I've heard from many people in the community who have shared their experiences of CCTB with me.

All of this has led me to have grave concerns about the quality of the product we are getting for the citizens' tax monies we grant to CCTB. Because of that, I called for a performance and financial audit of CCTB's operations for the past two years. Council approved pursuing such an audit at our Tuesday Council meeting.

The [1] Carbondale Times has also detailed what appear to be serious problems with CCTB's collaboration with the University. From my reading, CCTB appears to have put in jeopardy a large state grant obtained by SIU for a regional tourism initiative. This is not directly the City's concern, but it raises real questions about CCTB's competency.

I have heard some people say that my criticisms, and those of others in Council, are because we “don’t like Debbie Moore.” I have also heard criticisms of how the Council meetings considering CCTB’s grant have been conducted – including an editorial item in the Southern Illinoisan.

These accusations need to be addressed forthrightly. On the issue of “liking” or “not liking” the CCTB Executive Director Debbie Moore:

I have personally had very little contact with Debbie Moore – none outside her capacity as Director of CCTB. Our interactions have been cordial. But I am dissatisfied with the product I see being produced by CCTB. And I am concerned about the degree to which CCTB is in compliance with the contract their Board signed with the City.

The most visible of CCTB’s products are the public presentations of our city and region provided by the web site, new social media, and welcome center. They are, as I said in Council, an embarrassment.

A great deal of research shows that for an overwhelming number of people the web is their primary source of information. When people travel their hand-held devices (smart phones) are their portal to lodging, restaurants, events, and venues. A Convention and Tourism website is, for many travelers, their first introduction to the City. It is our front door.

For the first six months of this fiscal year (July through December), after NeonDSL ceased operation, CCTB had no website presence whatsoever. The [2] new site appeared some time in January but, except for a listing of Carbondale restaurants, it had virtually no content until after our February 7 City Council meeting. The CCTB site is not friendly to trip planners sitting in front of their computers. It has no information for the event planner who might seek a venue in Carbondale. Because it does not have a mobile version it is not accessible at all to travelers with smart phones.

This is simply unacceptable.

Model websites abound. [3] Paducah , [4] Cape Girardeau , and [5] Evansville, Indiana – our closest competitors – all have fully functioning web sites that provide information for both event planners and travelers.

I found a number of other productivity measures that seemed problematic, and that

may compromise our contract. I am, however, unable to adequately evaluate these activities because I cannot see the underlying data. That is why I called for a combined performance and financial audit.

If that audit determines that CCTB's productivity is solid, despite visible inadequacies in the website and welcome center, we must write a contract that assures us that we will get the product we need. It will then be the responsibility of the CCTB Board to make sure that CCTB staff carry out the intentions of the contract. If the audit finds serious failures within CCTB in terms of their performance standards, Council will have to decide how to proceed.

How Council functions

Some individuals and the [6] *Southern Illinoisan's* editor criticize the Mayor and City Council for the way funding for CCTB has been handled. We have spent a great deal of time discussing how to distribute the \$317,000 of the hotel/motel tax earmarked to enhance tourism.

However, for the lodging businesses who collect the tax, and for the many people in our community whose businesses and events rely on drawing patrons from outside of the immediate area, this is an issue of great concern. As I have learned over the past month, whether or not to fund CCTB has been an issue for many people since before Council cancelled CCTB's lease on the old train depot in 1998. It is also a large part of our discretionary spending.

City Council is a deliberative body. Illinois' Open Meetings law states that we can *only* talk among each other in public at Council meetings. The public can – and does – participate in these deliberations. During the two terms of our previous mayor, most Council deliberations occurred out of the public eye, via one-on-one communications led by the mayor. Many citizens, as well as some council members, thought that Council deliberations should be more transparent. The citizens of Carbondale elected a new Council and Mayor. We are committed to conducting the public's business in the public's view.

It is true that the discussions of CCTB funding may not have been as well managed as they might have been, and that the process of coming to a consensus has been a bit messier than one would like. But we are 7 people with varied and sometimes strong opinions, and in the case of CCTB we are also responding to people who are deeply committed to the full continuation of their program. Simple respect requires that we allow full discussion and debate of all the aspects of the case.

As Chris Wissmann observed, democracy is a messy and time consuming business. He reminded us of Otto von Bismark's famous aphorism, "Laws are like sausages, it is better not to see them being made."

I look forward to a performance and financial audit that will give us solid information to guide us as we put the actual budget together and write our contracts with community organizations, including the CCTB, for the coming year.

1. <http://carbondaletimes.com/022312cctb>

2. <http://cctb.org/>
3. <http://www.paducah.travel/>
4. <http://www.VisitCape.com/>
5. <http://www.evansvillecvb.org/>
6. http://thesouthern.com/news/local/usps-indiana-move-spence-s-contract-motorcycle-summit/article_de050772-5ea7-11e1-afb3-001871e3ce6c.html

CCTB more on Council Agenda | Jane Adams for Carbondale (2012-05-15 07:50:51)

[...] furnished by CCTB to Council members. Many of these irregularities are laid out in my blogs of March 6 and March [...]

Light City Council Agenda (2012-03-06 11:08)

City Council Tuesday, March 6, 7:00 p.m.

We have very little on the agenda tonight, so citizens who wish to make public comments to the Council, tonight is a good time to come.

Consent Agenda.

Aside from truly routine matters (warrants, contracts for services and goods necessary for providing basic city services), items on the Consent Agenda includes [1] minutes of the November 2011 and January 2012 Fire Fighters Pension Board meetings and of the July 20, 2011, Zoning Board of Appeals and [2] appointments and reappointments to Boards and Commissions.

Also included is a [3] budget adjustment of \$99,002 in the Fire Department budget. This amount includes a correction of a staff error in allocating the property tax levy (a legal requirement when the levy is filed with the County) as well as unanticipated expenses due to a retirement with associated pay-outs, and training and equipment for two new fire fighters in the fire department. One of the new fire fighters replaces the retiree; the other replaces an individual who left City employment this fiscal year.

General Business - Final PUD approval sought

The only item of General Business is a [4] resolution approving Rolf Schillings's final PUD plan for Phase IV of the Parkview Apartments at 905 E. Park Street. This development will include 9 buildings, each with four 1-bedroom apartments. This development is replacing a mobile home park.

Council passed the original rezoning from mobile home park to a planned unit development in 1996. Three phases of the development have been completed; 10 phases are planned in all.

Closed session

Tonight's agenda is deliberately short so that Council members can discuss closed session issues we have delayed for the past two months because our public meetings have been so lengthy and other, pressing, issues came before us in our closed meetings. As far as I know nothing very controversial will be taken up in the closed meeting: We will review closed meeting minutes that have accumulated since 1995 to determine which should be released and which should remain closed. And we will discuss non-controversial personnel issues necessary to the smooth running of the City.

A personal note

I had the great pleasure of family coming home for my husband's birthday, so we spent the weekend and yesterday cooking, visiting, and touring our beautiful and interesting countryside. I always love poking around our back roads when the daffodils are blooming, revealing old home sites and the occasional patch of daffodils women used to grow to sell on the regional markets.

I have some other substantive matters I want to share with you, but they will have to wait for a few days. Stay tuned!

Vacancies on Boards and Commissions

There are several existing and up-coming vacancies on boards and commissions.

- **Building Board of Appeals**, one seat is up on May 1, 2012
- **Carbondale Convention and Tourism Bureau**, eight seats are up on Apr. 30, 2012
- **Human Relations Commission**, one current vacancy
- **Liquor Advisory Board**, probably at least one or two on May 1, 2012
- **Preservation Commission**, one current vacancy

If you are interested in serving on one, please contact [5] Mayor Joel Fritzler

1. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/030612/Item%204.3%20Minutes%20Boards%20Commissions.pdf>
2. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/030612/Item%204.4%20Appoint%20to%20boards%20and%20comm.pdf>
3. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/030612/Item%204.7%20BA%20Fire%20Department.pdf>
4. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/030612/Item%205.1%20Final%20PUD%20Parkview%20apts.pdf>
5. <mailto:jfritzler@ci.carbondale.il.us>

City Council Meeting - 03/06/2011 « The Carbondale Observer (2012-03-07 07:47:29)

[...] - almost certainly a record for this council. According to council member Jane Adams' blog, council had no plans to discuss anything controversial in closed [...]

CCTB - The Case for an Audit Take 2 (2012-03-28 12:00)

Sent to email list on March 17, 2012

The March 4 Southern Illinoisan ran an [1] "Open letter to the Carbondale City Council" by Richard Morris, senior vice president of the Board of Directors of Carbondale Convention and Tourism Bureau (CCTB). The letter, which members of the City Council had received the previous week, expressed Morris' concern with how Council was handling the funding of CCTB for FY2013.

He also vigorously defended CCTB's record of accomplishments. At the end of the letter he wrote:

[W]e are proud to share that:

Tourism expenditures in Jackson County have grown from \$34 million in 1996 to \$61 million in 2010.

Hotel room sales in Carbondale properties have grown from less than \$4 million in fiscal year 1996 to almost \$8 million in fiscal year 2011.

Traveler to inquiry conversion rates have gone from 32 percent in 1996 to 96 percent in 2010.

In her application for full funding at our Feb. 7 City Council meeting, CCTB Director Debbie Moore made the same claims. These were some of the issues I alluded in my February 25 post dealing with CCTB when I wrote that I had "grave concerns about the quality of the product we are getting for the citizens' tax monies we grant to CCTB." I went on to say "I found a number of productivity measures that seem problematic." I did not detail these performance measures in that post because they were not generally available to the public. Rather, I focused on those things that any curious citizen could access: the poor quality of the CCTB website and welcome center.

Richard Morris' "Open Letter" spurred me to dig deeper into the central performance claims made by Director Moore when she sought full funding from Council. I therefore did more research and sent a letter detailing the problems with these claims to the CCTB Board,

with copies to my fellow City Council members and the City Manager, and to the *Southern Illinoisan* and the *Carbondale Times*. In my letter replying to Richard Morris, I made the following observations about CCTB's performance claims. His statements are in bold italics.

1. *Tourism expenditures in Jackson County have grown from \$34 million in 1996 to \$61 million in 2010.*

There are several problems with this statement.

a. There are no quantitative data available for "tourism." I believe that the statistics used by CCTB primarily come from the U.S. Travel Association, a private company known for reasonably accurate data. It does studies for many state tourism departments, including Illinois. The U.S. Travel Association stresses that they count only "travelers" – not tourists and not visitors. Their figures, compiled from a number of governmental and private data sources, seek to include everyone who travels more than 50 miles or who stays overnight in a location. Therefore, in their travel rankings for Illinois, Williamson County ranks considerably higher than Jackson County since Williamson County captures a lot of business from travelers along I-57/64, as well as passengers to and from the Williamson County Airport.

b. Are travel (not tourism) expenditures cited in inflation-adjusted dollars? If so, the gains are truly impressive. However, if these are nominal dollars, as I suspect, the gains become far less impressive: adjusting for inflation, \$61 million in 2010 dollars equals \$42.89 in 1996 dollars. An increase from \$34 million to \$43 million in constant dollars shows a gain in travel expenditures of \$9 million over 14 years, or \$643,000 a year. Were that demonstrably due to CCTB efforts, this increase would be very respectable. However,

c. During the 14-year period covered by these figures much has changed: the Wine Trail has developed, SIH emerged as a regional medical center drawing temporary medical personnel and patients from a wide area, a number of new lodging facilities have been established, and rising gasoline prices have made regional travel increasingly attractive. Sport tournaments that use Superblock (opened in 2003) and SIU facilities must also be taken into account. CCTB has been supportive of some of these activities, but it was only one (often small) factor among many.

d. U.S. Travel Association studies show Jackson County with travel expenditures of \$61.15 million in 2008 and \$61.16 million in 2010. It appears that travel dollars have been flat over the past few years, despite an anomalous increase in lodging revenues in FY2010 that correlates with the May 2009 derecho.

e. Again, I stress that the expenditure figures are available only for travel, not "tourism".

2. Hotel room sales in Carbondale properties have grown from less than \$4 million in fiscal year 1996 to almost \$8 million in fiscal year 2011.

It is remarkable that CCTB claims primary credit for significant growth in lodging revenues over the past 15 years. As we all know, correlation is not causation. Perhaps it would be well to pay attention to the development of vigorous entrepreneurial activities that draw visitors to Jackson County and that provide them good accommodations. Specifically:

a. The Wine Trail has developed almost entirely in this period. While CCTB Director Debbie Moore was involved in the initial development of the Trail and has remained supportive, the wineries, both in the Shawnee AVA and in the larger region, have grown because many people have invested their hopes, dreams, and capital in vineyards and wineries. They have caught a wave of consumer enthusiasm for wine tourism and for consumption of locally produced wines, beers, and spirits.

b. A number of new hotels have been built during this period, supplementing an aging hotel stock. At the same time a number of B &Bs and cabins have been built in the county and in the larger region. Trace own opened Hampton Inn in 2000 and the Holiday Inn in 2006. The Comfort Inn opened in July 2010, The Super 8 and Motel 6 opened for more budget minded visitors and most recently a hotelier earned a closely supervised Best Western franchise.

c. These numbers appear to be nominal dollars. If so, in inflation-adjusted dollars, \$4 million 1996 dollars were worth \$5.7 million in 2011 - an increase of 2.3 million inflation adjusted dollars, not \$4 millions.

d. In FY11, CCTB reported being directly responsible for assisting conferences and reunions that generated only 240 room nights at local hotels. In FY 2011 CCTB's income from Carbondale and Jackson County was \$333,142. If only 10 % of CCTB effort went to securing events that generated overnight stays, each room night created cost \$132.

CCTB's contract with Carbondale requires CCTB to "create overnight stays by successfully marketing to groups with the ability to bring conferences, meetings, reunions and sports events/activities to Carbondale [and otherwise undertake specified activities that create overnight stays]. I doubt a reasonable person would consider creating 240 room nights to fulfill this contract.

3. Traveler to inquiry conversion rates have gone from 32 percent in 1996 to 96 percent in 2010.

This statistic purports to represent the proportion of inquiries that CCTB turned into actual visits. It is not credible, nor are the underlying data recommended for use by industry

performance reporting methods. In the application provided to City Council, CCTB stated:

This conversion rate is the primary measure of performance for a convention and visitors bureau (CVB). The metrics are based upon standard CVB performance reporting techniques adapted by and recommended by the Destination Marketing Association International. They are used world-wide by CVBs. Because CCTB understands that the marketing efforts of lodging and banquet facilities, tourism attractions, the Murphysboro Tourism Commission and Southern Illinois University also generate inbound travel to Carbondale, only 50 % of the number of travelers to Jackson County is used in this formula. The number of travelers is retrieved from secondary research, compiled by the U.S. Travel Data Service and provided for this purpose by the Illinois Office of Tourism.

In calendar year 2009, CCTB received 336,248 inquiries. 228,262 travelers to Jackson County represents 50 % of the total travelers. Sixty-eight percent of each of half the travelers in the county, came as a result of information received from CCTB. (emphasis added).

In calendar year 2010, CCTB received 301,982 inquiries. 288,679 travelers to Jackson County represented 50 % of the total travelers. A 96 % conversion rate was achieved.

Here are the problems I see with the data:

a. The [2] Destination Marketing Association's [3] Standard DMO Performance Reporting Handbook does not support use of the data provided in CCTB's claimed conversion rates. Each conversion measure applies to a specific campaign or contact with a potential lead. The formula for the "inquiry conversion ratio" is derived from the "number of visitors generated by the DMO marketing effort(s)" divided by the "number of inquiries generated by the DMO marketing effort(s)". The marketing efforts and means to measure them are based on specific campaigns that yield measurable results (for example, individuals view a website as a response to an on-line ad, request information, or view a specific page on a website for a specified length of time). The only full-year data I have is for 2011, where no evidence is provided that such tracking was done for CCTB's advertising campaigns (30 ads, 18 editorial pieces, 28,218 direct mail pieces sent) nor or any tracking of CCTB websites, other than a tally of number of hits.

b. No basis is given for the claim that CCTB efforts were responsible for half of the travelers to Jackson County. The DMA Handbook provides detailed methods to count successful responses to specific marketing campaigns and activities. Nowhere do they recommend using a fixed percentage of total travelers to and through a locale as a basis for determining conversion ratios.

c. CCTB does not specify what constitutes an "inquiry." As specified in the DMA's Handbook, "inquires" are the number of times that CCTB was contacted by phone, email, mail, or walk-in, and staff responded with information that could be directly correlated with a later

visit. It can also include clearly documented responses to specific advertising campaigns, something that is not provided in any CCTB activity or performance reports. The number of inquiries reported is so large – more than 1,200 per working day – that CCTB’s 3-person staff could not possibly handle this level of contact with the public.

d. CCTB claimed 302,000 inquiries for calendar year 2010. However, the number of specific inquiries listed in CCTB performance reports is far less The FY 2011 performance report lists 791 telephone calls received, 153 fulfillment packages sent, 56 email messages sent, and 289 walk-ins, for a total of 1,289 direct contacts with visitors, potential visitors, or other inquirers - 0.4 % of 302,000. No data are provided to indicate how many of these individual contacts yielded a visit to or overnight stay in the area.

e. Conversion ratios for conference, reunion, and sporting events sales are quite low. Based on CCTB’s FY 2011 performance reports, the conversion ratio for conference and reunion sales is 44 %, for sporting events 0.0 % (zero), with a total conversion ratio of 37 %.

4.The source for travel data is not addressed in Mr. Morris’ letter. However, in the application for funding, CCTB cites the U.S. Travel Data Service as the source for much of their data. I searched for this service and could not find it. Based on Director Moore’s verbal statements that her information came from the Illinois Department of Tourism, I believe that the data come from the U.S. Travel Association, cited above in point 1.

Performance audit needed

I seek an audit because it is possible that the problematic presentation of data here and elsewhere in CCTB’s reports obscures true productivity measures, and that CCTB might in fact be doing a credible job in promoting travel to Jackson County and supporting and enhancing our hospitality industry.

Additional concerns

I have other concerns, as well – concerns that were initially called to my attention by people who wrote me, but which have been amplified by my research and by articles in the *Carbondale Times*. These concerns fall into three categories: comingling of the Director’s private business activities with CCTB, excessive employment of family members, and personalistic attacks on individuals.

1. Comingling of Moore’s private business with CCTB activities

I questioned the Director at our February 7 meeting about the comingling of her private business and CCTB activities. This comingling was evident on CCTB’s two facebook pages for CCTB and Food Fun Folks, as well as on CCTB’s [4] current website (see page 23) where she advertises her business site, sliceofpie.biz. (see also the [5] winter 2009 issue of Food Fun & Folks, p. 11), where she advertised her cookbooks for sale. I had observed, as well, her cookbooks for sale at the CCTB office in the University Mall. Moore’s private business site

has been taken down and her cookbooks are not now for sale at the CCTB office, but until this fiscal year there did not seem to be much air between CCTB and the director's personal business.

2. Nepotism

I just learned of the long history of nepotism involving CCTB Director Debbie Moore's family members, revealed this week by the Carbondale Times article [6] "CCTB nepotism goes back years" .

3. Personalistic attacks on perceived critics

- The [7] *Carbondale Times* published the the email in which CCTB Director Debbie Moore called Mayor Joel Fritzler "stupid" and accused him of holding up a grant she had written for SIU's Department of Animal Science, Food and Nutrition hospitality program. University spokespeople denied any unusual handling of the grant.
- Viewers of the February 21 City Council meeting where we heard and discussed proposals for tourism-related projects from several groups may recall an odd but clearly dismissive comment by Debbie Moore regarding Ed Benyas regarding his search for funding for the Summer Music Festival he organizes. In its proposal to Council, Carbondale Community Arts proposed funding this festival. Benyas is the Jackson County Board representative on the CCTB board of directors.
- Debbie Moore named me as spurring her resignation from the Preservation Commission. In a letter to City Manager Kevin Baity dated February 29 Ms. Moore gave as her reason for resigning "recent questions regarding my personal activities publicly raised by Carbondale City Council Woman Adams." She stated, "at the very first Preservation Commission meeting I attended in May 2011, members of the Commission were noticeably upset because they had received communication from Councilwoman Adams encouraging them to 'not support' the Fisher apartment project proposed for Monroe Street. I had not received that communication, but I knew then, that I was in the wrong place!"

Minutes of the May Preservation Commission meeting show that Ms. Moore did not attend that meeting.

In fact, the Fisher request for a special use permit did not come up for some months. It was on the August 21st City Council agenda when I wrote about it in my blog.

How could a comment I could not have made, about a request for a special use permit

that was not on the agenda, at a meeting she did not attend, be the proximate cause of Ms. Moore's decision to resign from a commission to which the mayor (not the city manager) had appointed her?

I find her allegation, as well as her comments about the mayor and the Jackson County board member, baffling – all the more so because we are the elected officials charged with allocating the funds on which CCTB relies for its operations.

These events indicate ethical sensibilities and habits of professional comportment that I find very troubling. However, they do not directly address the performance questions that I seek to settle through a comprehensive performance and financial audit.

Hospitality important to city

Carbondale's and Jackson County's hospitality industry is one important pillar of our economy and our community. We are host to thousands of visitors each year who are drawn by our major employers, the university and the hospital. Carbondale is the gateway to the dramatically beautiful and ecologically important Shawnee National Forest and to the Wine Trail.

The \$317,500 generated by the taxes paid by visitors who stay in our lodging facilities should be used to their greatest advantage. Our wideranging cultural, educational, and natural resources and our developing hospitality industry need to be supported locally and promoted in regional, national, and international arenas.

While the CCTB Board of Directors is legally responsible for the use of the funds granted to CCTB, it is the City Council's responsibility to make sure that the agency is accomplishing what we expect it to accomplish with the funds we grant.

The evidence I have at this time indicates the citizens are Carbondale and of Jackson County are not getting good value for their investment. A full performance and financial audit will determine whether or not this is an accurate assessment of CCTB's efforts.

1. http://thesouthern.com/news/opinion/editorial/guest/open-letter-to-the-carbondale-city-council/article_18d43ae6-659a-11e1-84e4-0019bb2963f4.html
2. <http://destinationmarketing.org/page.asp?pid=155>
3. http://gacvb.com/include/Performance_Reporting_Handbook2011.pdf
4. http://www.cctb.org/index.php?option=com_k2&view=itemlist&layout=category&task=category&id=6&Itemid=35
5. http://issuu.com/carbondale_tourism/docs/fff_magazine_winter09
6. <http://cts.vresp.com/c/?JaneAdamsforCarbonda/b42372e4cc/6ed96d45b8/7bdd04c18a>
7. <http://carbondaletimes.com/022312cctb>

CCTB more on Council Agenda | Jane Adams for Carbondale (2012-05-15 07:51:09)

[...] The Carbondale Times has extensively documented the apparent nepotism involving CCTB Director Debbie Moore's family members, as well as improper employment of board member George Whitehead. I have called for a performance and financial audit with a 3-year look-back because of irregularities I saw in the reports furnished by CCTB to Council members. Many of these irregularities are laid out in my blogs of March 6 and March 28. [...]

Budget Hearing Tuesday, April 3 (2012-03-28 16:48)

Draft Budget On-Line

This Tuesday's City Council meeting will have the public hearing on our budget as well as Council discussion of the Five Year Community Investment Program.

The [1]Budget is on-line. It's a large document, so be patient downloading it. It's probably the most important single document guiding the City. You can compare it with [2]past year's budgets that are posted on the City website.

The document contains:

- The City Manager's transmittal letter. This letter provides an overview of the budget with relevant comparisons to previous years and forecasts for the future, as well as brief explanations of the various funds.
- A short history of Carbondale and charts diagraming the City administration.
- Community Goals. These are the overall goals, which we discussed at some length in the January 2012 City Council meeting.
- An explanation of the City's financial structure, its various funds, and the type of accounting used, along with the budgetary process and procedures and calendar.

The document then, for the first time, presents tables of numbers, with a

- Consolidated statement of budgeted revenues, expenditures, other financing sources and uses and changes in fund balances in the FY 2013 budget.
- Other relevant statistics about the City government

Detailed explanations of various funds, broken down by departments, follow.

Each department has its set of goals, objectives, and strategies for attaining these objectives. This is followed by matrices showing achievement measures. This is followed by detailed revenue and expenditure projections for FY 2013, with comparisons with FY11 and FY12.

Hard copies of the budget are available at the Library, the City Clerk's office in City Hall, and the City Finance Department in City Hall.

This is the first time I have worked through the entire budget and I had many questions and comments for the City Manager. It is an impressive and complex document, showing the

thoughtful work of many staff people.

I hope you will take the time to look at the sections you are most interested in and come to the Council meeting with questions, comments, concerns, and congratulations. Even in a town as small as ours, making government effective and efficient is a challenge. It takes everyone's input.

Please add yours!

1. <http://ci.carbondale.il.us/sites/default/files/pdf/financial-13/Proposed%20FY%202013%20Budget.pdf>
2. <http://www.ci.carbondale.il.us/node/1502>

3.4 April

Budget Discussion Tonight (2012-04-03 09:18)

City Council Meeting - 7:00 p.m.

Tonight's [1]City Council meeting is primarily devoted to public discussion of the [2]budget. There are few other items, as well.

Budget Hearing

The annual [3]public hearing on the budget precedes the regular Council meeting. The linked agenda item contains the City Manager's transmittal letter, which gives an overview of the entire budget.

This last year was tight, with some basic city services like street cleaning suspended and crucial staff positions unfilled. The Director of Development Services, who supervises Planning and Building and Neighborhood Services, has been vacant for far too long. Many initiatives to improve the city, laid out in the Comprehensive Plan, have not been followed up, and oversight of BNS has been inadequate.

This year staff expect some easing of the financial situation. Retail sales have edged up, which is expected to provide around \$400,000 in new revenue. City Council passed increases in water, sewer, and solid waste fees, which will enable greater reinvestment in our aging infrastructure.

The [4]City Manager's letter provides a list of projects the administration expects to accomplish this next fiscal year (pp. ii, iii, iv).

Camping on City property

We are asked to vote on an amendment to our code to prohibit camping on City property. If

you have thoughts for or against this proposal, please write to me and other Council members.

Tourism Board

The Mayor is seeking our consent to his [5]nominees to the Carbondale Convention and Tourism Bureau (CCTB) Board. If you follow the [6]Carbondale Times, the [7]Carbondale Observer or [8]Carbondaze Gazette, you'll be aware that the CCTB Board voted, at their annual meeting to expand the Board from 15 voting member to 29 voting members (plus 2 ex-officio), and then appointed all of the out-going City appointees plus a to the new slots. They also trimmed the budget of the funds that Council allocated to other organizations. I note that they cut the budget for their website from \$8,000 to \$3,000.

1. <http://ci.carbondale.il.us/NODE/2998>
2. <http://ci.carbondale.il.us/sites/default/files/pdf/financial-13/Proposed%20FY%202013%20Budget.pdf>
3. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/040312/Item%203.1%20FY%202013%20Budget%20Public%20Hearing.pdf>
4. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/040312/Item%203.1%20FY%202013%20Budget%20Public%20Hearing.pdf>
5. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/040312/Item%204.5%20Appt%20to%20boards%20and%20comm.pdf>
6. <http://www.carbondaletimes.com/033012cctb>
7. <http://carbondaleobserver.wordpress.com/>
8. <http://carbondazegazette.blogspot.com/>

City Council - Finalizing the Budget (2012-04-17 09:06)

The most important items on this week's [1] City Council meeting deal with next year's budgets. These include are [2] two ordinances that adopt the City and the Library 2013 budgets, a resolution approving the 5-year Community Investment Program. In addition, we are asked to approve an [3] ordinance adopting a 2 percent increase for non-bargaining unit employees, and [4] authorize the City Manager to execute contracts with community organizations.

We have discussed the budget in several meetings, so I don't anticipate much controversy at this meeting.

Those of you who have been following the debates regarding funding the Carbondale Convention and Tourism Bureau might note that CCTB is not on the list of community organizations in [5] item 5.5 , Resolution Authorizing the city Manager to Execute Contracts with Community Organizations. The contract with CCTB will be negotiated separately and, if a mutually agreeable contract can be negotiated, it will come back to Council for approval at a future meeting.

Special Use Permits

We will consider two requests for special use permits.

Mark Riffel [6] seeks a permit for his landscaping business, Earthwork, at 1900 West Sycamore St. The site, across the street from Denny's, EZ Rentals, and Lana's Grooming, was a landscaping business and nursery in years past. This parcel and the flood plain to the west, zoned Agricultural, are not within the city limits. (To see the zoning, access the [7] Zoning Map on the City website.)

Andy Wallace [8] seeks a permit to build a fourplex with one bedroom apartments at 2220 N. Illinois Avenue, adjoining five other apartment buildings he currently operates. The lot is on the west side of the highway, south of Dillinger Road. It is currently zoned SB, Secondary Business, but residential use is permitted as a special use. This building would bring the number of units in the development to 20.

Our new Planner, Mark Price, will present the requests. Our planning staff support both requests and when they came before the Planning Commission no one spoke against either. The Planning Commission unanimously supported both requests.

Camping on City Property

At our last Council meeting we discussed an amendment to our code to prohibit camping on City property. For a number of years, some vagrants have, during the summer months, established camps on city property – among the flowers and bushes at Illinois and Main, along Pyles Fork Creek, and elsewhere. This ordinance aimed to give the City tools to deal with the sanitation and safety problems caused by these individuals.

However, the proposed ordinance had potential unintended consequences of making camping at city-owned property at Cedar Lake illegal and forbidding other overnight uses of City property that have, in the past, been legal. Council members explicitly did not want to abrogate free speech rights nor prohibit potential overnight sleeping associated with festivals or other community activities. The new language allows the City to regulate camping, such as at Cedar Lake, and to issue case-by-case permits.

We will consider the [9] revised language in the Consent Agenda.

The Consent Agenda also [10] authorizes trading in two gas guzzling Crown Victorias for two Ford Focus flex fuel autos, purchased from Vogler Ford, for use by Building and Neighborhood services.

The [11] Consent Agenda has several additional items of a routine nature.

1. <http://ci.carbondale.il.us/NODE/2999>
2. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/041712/Item%205.3%20Approval%20of%20FY%202013%20Budget.pdf>
3. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/041712/Item%205.4%20Pay%20Plan%20FY%202013.pdf>
4. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/041712/Item%205.5%20Contract%20with%20Community%20Orgs.pdf>
5. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/041712/Item%205.5%20Contract%20with%20Community%20Orgs.pdf>

6. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/041712/Item%205.1%20Riffel%20Special%20Use%20Permit.pdf>
 7. <http://ci.carbondale.il.us/sites/default/files/pdf/Zoning%20map%20with%20LBCS%20City%20Limits.pdf>
 8. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/041712/Item%205.2%20Special%20Use%20Permit%20Wallace.pdf>
 9. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/041712/Item%204.7%20Amendment%20to%20Title%20Fourteen%20to%20Prohibit%20Camping%20on%20Ci>
 10. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/041712/Item%204.4%20Award%20of%20Purchase%20BNS%20Vehicles.pdf>
 11. <http://ci.carbondale.il.us/NODE/2999>
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Challenges in Carbondale's Future (2012-04-28 15:15)

Reflections on the City's economic future

Over the last few weeks, as I prepared our taxes and pored over the City budget, I have taken stock of what the future might hold. Here are some of my thoughts on the threats and opportunities that lie ahead.

Headline: Carbondale is a destination for thousands of visitors. Whether long-term visitors like the students at SIU and John A. Logan, or short term visitors who come for university events, hospital stays, family and friends, or as the jumping off point for the region's Wine Trail and natural areas, visitors are the City's life blood.

We must build and promote Carbondale as a destination.

To do so means, first and foremost, revitalizing our business and residential districts. This requires considerable reinvestment in the many distressed properties and public spaces. We must all work together to present a face to the world that projects vitality, enthusiasm, and pride.

To do this we must take account of our economic and social underpinnings.

Dependence on government revenues

Despite anticipated modest increases revenues, the future is not yet rosy. Carbondale's basic industries are education, medicine, and social services. All rely heavily on government funding. The State's precarious financial situation, the large federal deficit, as well as the slow economic recovery, guarantee that government funds will be tight for some time. It will take years, not months, for the state and federal budgets to loosen – assuming that the global economy negotiates the current financial crises.

The Federal and State governments, in their efforts to balance the budget, is pulling resources and services out of rural areas and centralizing them in larger urban centers. Southern Illinois appears set to be particularly hard hit (though if I lived in a different rural

region, I might well say the same thing).

Carbondale is directly threatened by the Governor's plan to move the Crime Lab to Belleville and to close the House of Glass transitional center for parolees. And, if the Governor's proposal to close Tamms and Big Muddy Correctional Centers come to pass, the entire region will be affected. The U.S. Postal Service is consolidating facilities to larger cities – in the case of Carbondale, to Evansville, Indiana.

Memorial Hospital is one of our largest employers, and it has been adding specialties. With an aging population, the demand for health care will inevitably rise. However, proposed state cut-backs in coverage and reimbursement threaten to weaken this important part of our city.

The State is seeking many ways to shed expenses. These include outright cuts to social services and education at all levels – our basic "industries." It also includes proposals for cost shifting, such as the proposal that K-12 institutions pick up more transportation costs and that state-funded institutions paying for employers' share of retirement benefits.

Internet undermines local retailers

Other threats appear on the horizon: The internet is cutting into sales of many local retailers. The big box stores that replaced Main Street retailers are, increasingly, being out-competed by internet sales. Few of these sellers pay Illinois sales taxes, and virtually none pay local sales taxes. So, while the internet is a great boon to consumers, it threatens local governments, like ours, that rely heavily on sales taxes.

In the immediate future, 8 Carbondale businesses have requested reductions in the valuation of their properties. If approved by the Jackson County Board of Review, the reductions would amount to more than \$20 million. The assessed value (1/3 market value) would amount to more than \$6.7 million. This would have the effect of raising every other property owner's taxes, since the same levys would be distributed within a smaller pool.

High crime rates

Carbondale has the highest crime rate of any university town outside of Chicago. This is a disheartening statistic. With the many aggressive panhandlers who accost patrons of our Main Street businesses, many people are reluctant to visit Carbondale at night. Or to send their children to SIU to study.

A sustainable future?

Yet some areas of our economy are growing. The wine industry is thriving. It attracts many visitors to the region. There has been a discernible growth in hospitality businesses and entertainment venues in Carbondale and the surrounding region.

A university town draws large number of visitors, as well as a steady population of young people who seek entertainment and other amenities. Homecoming, Polar Bear, and high school and university sporting events and tournaments draw thousands of alumni and other visitors from near and far.

These visitors are not just college students or people partaking in University-centered activities. They include large numbers of people from around the region and from more distant locales who come to tour the wine trail, to hike the Shawnee or boat on our many lakes. They include people who come to town for the numerous conferences and meetings sponsored by University programs, the many cultural offerings provided by the university, and by Carbondale institutions like the Stage Company and private venues like Walker's Bluff.

A highly educated population

Carbondale is in the top 3 percent of cities in the state in the percentage of residents with college degrees – and in the top 4 percent nationally.

Our highly educated population means we not only have a desirable work force, but there is a tremendous pool of talent in the people who live here. This shows up in our very active civic life: This is a very small town, yet there multiple activities and events occur every single day and night of the week – most of them the product of many hours of volunteer labor.

Carbondale is exceptionally diverse, with people from every part of the world living and working here. Immigrants bring perspectives and ambition that contribute significantly to our community's vitality. Our rich and varied civic life make our community feel like a town many times its size.

Regional hospital

SIH and its flagship hospital is located in Carbondale. It is one of the City's largest employers and draws thousands of people into the heart of the city for its high quality medical services. While the system for funding medical care remains vexed, we can anticipate that Memorial Hospital will continue to be one important pillar of the town's economy.

Southern Illinois University

SIU is important to Carbondale's continued prosperity not just because it brings new crops of students into town every year. The students are important source of income for the city's property managers and retailers, but the people who work at the University are even more important to sustaining the City's quality of life. Whether they live within the city limits or not, Carbondale is their reference – the place they work, shop, worship, and find most of their recreation.

Local Food System

One of the developments I find most heartening is the growth of interest in developing our local food system. With its hilly terrain, Southern Illinois got left behind when agriculture industrialized and food marketing centralized. But this area was once the garden of Illinois, sending fruits and vegetables to Chicago and elsewhere.

The Carbondale Farmers' Market built on this legacy. Begun in the 1970s, it is one of the oldest purely retail farmers' markets in the country. These farmers are now joined by a growing number of farmers who operate outside of the global food processing and marketing system.

As people become more concerned about the quality of the foods they eat, these local producers find ever larger markets for their foods. There are many challenges in getting food from the farmer's fields to the end consumer, but those linkages are emerging. Models for development exist in more densely populated areas. A strong local food system builds community resilience.

Amtrak

Carbondale came into being because of the ICRR, the "main line of mid-America." U.S. 51 paralleled the tracks, making Carbondale a transportation hub. But the mid-20th century freeways by-passed Carbondale, but in this era of expensive fuel, train travel has grown significantly. On any weekend you can see cars with license plates from Kentucky and Missouri as well as Illinois overflowing from the train station lots. The City's needs to make sure that its system for permitting these park and ride Amtrak customers does not over-ride our local entertainment venues. But the fact that we have such a problem indicates we also have a real opportunity. Some of those riders will choose to stay an extra night in Carbondale's lodging and eat in Carbondale's restaurants. They are a new market.

Southern Illinois Airport development

SIU's new Transportation Center at the Southern Illinois Airport may, as some economic development people hope, create synergies for new, higher tech industries. The university's programs housed in the Center draw highly motivated, high achieving students – a strong foundation for future developments that require well-trained, ambitious entrepreneurs and employees. I'm not sanguine, however, in this austere climate, about the ability to draw down government grants large enough to jump-start self-sustaining enterprises.

Bottom line

Southern Illinois is capital poor and politically peripheral. The city's wealth lies primarily in our highly educated citizenry and our beautiful countryside. This region is a magnet for people who seek outdoor activities.

SIU is the engine of our community. It is re-branding itself to draw highly motivated students. These students, and the professors and staff who educate them, will be our City's future. The current residents, businesspeople, and our city government must help attract and hold them.

The greatest barrier to growth in Carbondale is our own neglect – our government's tolerance of sub-standard, unattractive housing, of bedraggled public spaces, of excessive crime. Carbondale *must* transform itself into a safe, attractive city if it is to survive and thrive.

Our best opportunities in the near term are to enhance our qualities as a destination for people young and older. We should have the best skateboard park and the best aquatic center in the tri-state region. We should have far more outstanding restaurants and clubs. Our streets should be inviting and safe for pedestrians, bicyclists, and the disabled. Our festivals should be well-policed and enjoyable.

The University will have a far easier time recruiting students if Carbondale's property

owners and businesses revitalize the central residential and business districts. And the synergies will multiply as more people feel safe investing in the town.

It may be that this period of government tightening pushes us more effectively to develop our own resources, and to recognize the wealth that we still have.

3.5 May

CCTB & more on Council Agenda (2012-05-01 10:32)

City Council Meeting May 1, 7:00 p.m.

The City Council [1] agenda is relatively light, but there is one item that has stirred controversy: the City's contract with Carbondale Convention and Tourism Bureau (CCTB). I'll briefly summarize the other items and then write at length about CCTB.

Consent Agenda

The Consent Agenda is light, including, in addition to the regular minutes and warrants, accepting the [2] minutes of the Preservation Commission, [3] annexing a parcel on Giant City Road, authorizing a [4] grant submission to the Department of Justice. Additionally, Mayor Fritzler seeks Council [5] consent to appointments and reappointments to the Building Board of Appeals, the Human Relations Commission, the Liquor Advisory Board, and the Sustainability Commission.

Health Insurance Reimbursement Fund

In an effort to keep health insurance costs from escalating, and from shifting more of the costs onto employees, the City is experimenting with a [6] health insurance reimbursement fund. Employees and retirees will pick up 20 percent of the \$3,319,955 to be placed in the fund, the City the rest. I am seeking clarification on this issue from the City Manager.

Purchase of CN property

Negotiations have been occurring for some while to [7]purchase three parcels of land owned by the railroad. The land will be used to build a path, in cooperation with SIU, along the old railroad right of way from near the north pedestrian overpass on South Washington St. to Town Square on the east side of the tracks, and for a parking lot on the west side of the tracks. Funds from the Saluki Way sales tax increase will be used for this purchase.

Sunset Concerts

We must pass a resolution declaring "Fair Days" for the Park District's Sunset Concert series at Lenus Turley park, so people can consume alcohol at these concerts.

Contracts with community organizations

Our final item of business seeks [8] authorization for the City Manager to execute contracts with community organizations. None of these are controversial except for the contract with CCTB,

CCTB - concerns deepen

Funding for CCTB has been discussed at length at two City Council meetings (2/21 and 2/21). As I have learned more about CCTB, I have become increasingly concerned about how it has operated. My examination of the records provided by CCTB to their Board and the Director's response to my queries, a series of articles in the [9] *Carbondale Times* , and conversations, calls and emails from many constituents, as well as the blog post by [10] Carbondale Observer , have convinced me that CCTB has not been a responsible steward of the public's money.

In addition, CCTB's response to queries by Council and the press, as well as the Jackson County Board and other stakeholders, lead me to have grave concerns about its capacity to fulfill the goals they lay out in their mission statement - "to develop, promote, market and facilitate activities to increase out of town visitors to Carbondale and Jackson County".

The [11]*Carbondale Times* has extensively documented the apparent nepotism involving CCTB Director Debbie Moore's family members, as well as improper employment of board member George Whitehead. I have called for a performance and financial audit with a 3-year look-back because of irregularities I saw in the reports furnished by CCTB to Council members. Many of these irregularities are laid out in my blogs of [12] March 6 and [13] March 28 .

The *Southern Illinoisan* has been remarkably quiet regarding CCTB's operations. We are fortunate to have a strong voice at the *Carbondale Times* and in our citizen blogs. At a time when Illinois government has become synonymous with corruption in the nation's eyes, it's vital that our press - the "Fifth Estate" - and local governments make sure that taxpayer's monies are spent honestly and effectively.

Co-mingling of CCTB and private business

I have found considerable evidence of improper mingling of Moore's personal business, operated through her business website, <http://www.sliceofpie.biz>, and CCTB business, funded with state money.

In 2007 CCTB was granted funds by Illinois Tourism to develop a culinary tourism program promoting Southern Illinois foods. Products from this grant included a cookbook, sold at the remarkably high price of \$40.00, and a series of magazines, "Food, Fun & Folks", published more-or-less quarterly from fall 2009 through fall 2011. These magazines are available on [14] yudu .

Most of the issues of the magazine promote the cookbook, sending readers to <http://sliceofpie.biz>. (see p. Fall 2011 p. 23; Winter 2010 p. 19, Holiday 2010 p. 23, Winter 2009 p. 11, Fal 2009 p. 10). Moore promoted the cookbook in a [15] *Southern Illinoisan* article , "Taste of Southern Illinois" (5/26/09), indicating it was for sale through sliceofpie.biz and at the CCTB office. She promoted it, along with her own holiday cookbook, in an article the the *Southern Illinoisan's* "[16] Southern Holiday Cookbook " (11/18/2009, p. 3), that stated, "Both books are available online at www.sliceofpie.biz and at the CCTB office in Carbondale's University Mall from 1 to 5 p.m. Monday through Friday."

Moore used CCTB's "FoodFunFolks" twitter feed to advertised sliceofpie.biz as the source for her self-published cookbooks, as well as the *Food, Fun & Folks* cookbook, and she urged followers of her personal twitter feed @DLMSliceofPie to buy the *Food, Fun & Folks* cookbook at sliceofpie.biz.

In May 2011 Moore disabled the sliceofpie.biz domain.

It appears that, until last May, 2011 (when, perhaps not coincidentally, the new Mayor and Council took office), CCTB and Moore's private for-profit activities were completely intermingled.

Debbie Moore's response

I have made inquiries of CCTB, through its board and directly to Moore, concerning this apparent intermingling. I have found Moore's answers evasive, incomplete, and at times in direct contradiction to the evidence.

Moore said, in response to concerns I had raised with Board President Trace Brown, and which he shared with me,

The books were not sold online.

This statement is in direct contradiction to the evidence, assembled above, that shows a lengthy history of on-line sales of the CCTB-published *Food, Fun & Folks* Cookbook through Moore's private business site, sliceofpie.biz.

When I asked Moore, through the Board president, what happened with the receipts from sales of the *Food, Fun & Folks* cookbook through sliceofpie.biz, Moore replied,

I'm not sure about this question. *Sliceofpie.biz* is an inactive domain. However, there were never any online orders of any kind for CCTB's cookbook.

If this is true, then Moore's efforts at marketing the book were woefully ineffective since, as documented above, she promoted sales of it through *sliceofpie.biz* on twitter feeds, in newspaper articles, in the quarterly *Food, Fun & Folks* magazine, and elsewhere.

In the same exchange, Moore said,

I have self-published 3 cookbooks. These have never been co-mingled with CCTB. ... They are not sold through any website or through the CCTB office.

Moore's statement is in direct contradiction to the evidence: Her cookbooks were announced as available for purchase at the CCTB office and they were promoted on the CCTB twitter feed.

Moore switches to the present tense regarding sales of her cookbooks. This might work for an audience pre-disposed to believe her statements, since her personal business website was disabled May 2011 and she no longer sells her cookbooks at the current CCTB office. However, as she did when I questioned her about the same issue at the February 7 City Council meeting, Moore's statement evades the substance of the question asked.

And there's more

Last calendar year's activity reports, accompanying narratives, and board minutes reveal troubling discrepancies I have not previously written about concerning the CCTB website.

In July, 2011, CCTB's web host, Neon, closed up shop. CCTB (and a number of other organizations) were left without web hosting and also lost their entire site, which was not backed up. The print-out of checks written shows that CCTB did not pay anyone for web hosting from August 1 through December 31. My own efforts between September and December 2011 to log onto the CCTB website revealed that CCTB had no web presence during this period.

Yet Moore's activity report shows hundreds of thousands of "inquiries" to CCTB's two websites, cctb.org and fff.org for August, September, October, November, and December.

[17]

	Aug 2011	Sept 2011	Oct 2011
# of website inquiries cctb.org	87,309	129,223	114,221
# of website inquiries fff.org	20,125	22,131	combined

For November and December she reported the following statistics for cctb.org:

<u>cctb.org visits</u>	<u>Nov.</u>	<u>Dec.</u>
Visits	661	746
Unique Visitors	538	559
<u>Pageviews</u>	2951	3974
New Visits	77%	71%

In the September 26, 2011 minutes, the Executive Director's report states, "Our new website is coming along. ... Since we had no website due to Neon shutting down, the lodging information was added and our site went live before it was actually complete."

The site actually "went live" in January 2012, after more than a 5-month hiatus. And very little information was inserted in the template until after the February 7, 2012, City Council meeting when I criticized the lack of content on the CCTB website.

It's difficult to avoid the conclusion that the figures provided the CCTB Board regarding visits to the CCTB websites were fabricated, and that Moore's report to the Board about the website going "live" in September did not reflect the actual situation.

Responses to Examination of CCTB activities

I have been surprised by the actions of CCTB Director Debbie Moore and the CCTB Board of Directors regarding the public examination of their actions. They exist, after all, entirely on public monies.

CCTB has not been responsive to the many concerns raised. Instead, the Director has tendentiously misrepresented the actions of the Mayor, fabricated allegations regarding myself, and failed to answer legitimate questions forthrightly. The Board acted to nearly double its size, assuring all existing board members a seat on the reconstituted Board and diluting the voice of board members to be appointed by the current mayor. Rather than deal with concerns raised by the Jackson County Board, it severed ties with the County, losing \$12,000 in the process. The CCTB Director and Board have balked at some of the legitimate provisions in the proposed City contract, including posting all lodging facilities in Jackson County on the CCTB website.

These are not the actions of a body that takes seriously the many public complaints regarding the services provided by the CCTB, nor the evidence of what appears to be serious misconduct on the part of the Director.

The history of inaccurate and evasive responses to questions, along with CCTB Director Moore's and the CCTB Board's response to the allegations regarding CCTB's actions, lead me to seriously doubt whether CCTB should be entrusted with public funds.

As I said in my previous post, Carbondale is a destination for thousands of visitors. Our hospitality sector is the most dynamic and growing part of the city's and county's economy. The tax monies designated for enhancing that visitor experience and encouraging development of our hospitality industry must be used as effectively as possible. A healthy hospitality industry is a key element of Carbondale's – and SIU's – growth and vitality.

Where do we go from here?

I have come to the conclusion that, lacking an ironclad contract including a performance and financial audit with a 3-year look-back (FY 2009 through FY 2012), City representation on the CCTB Board proportional to its financial contribution, and funding contingent on meeting clear performance standards, the City should seek a better solution to our concerns for developing and promoting Carbondale as a regional destination.

These are the criteria I would hope that Council adopts for this effort:

1. Carbondale is a unique destination that draws visitors from throughout the region. Our facilities should rival any city between St. Louis and Louisville. By that I mean that the festivals that we promote, the restaurants that develop, the skateparks and aquatic centers should all be heads and shoulders above any other competitive destination.
2. We recognize that most of our visitors are drawn by two major institutions: SIUC and SIH Memorial Hospital. Without those engines Carbondale would resemble other small towns in Southern Illinois that were brought into being by the railroad and agriculture and that slumped when freeways replaced railroads as major transportation arteries and farming industrialized. Our challenge is to meet and exceed the expectations of the visitors drawn here.
3. We must be the first stop on the wine trail, a center for celebrated cuisine, a destination for young people from the three state region.
4. The single most important tool in directing visitors to our attractions is the World Wide Web. We must have a website that is interactive, robust, and interesting. Although it may be hosted and maintained by a contractee, ownership should reside with the city,
5. Our city must attack the decay that has enveloped the our business districts along US 51 and Ill 13, and the nearby neighborhoods. I hear on a daily basis how visitors regard our city as ugly, ramshackle, and dangerous. Though I would love to take them to our many handsome neighborhoods, or show them our attractions, it's the impression from downtown and the nearby neighborhoods that remains in their imagination about Carbondale.

A tourism bureau and welcome center cannot accomplish all these goals. But it must work with all groups and businesses to make Carbondale the high-quality destination it ought to be.

1. <http://ci.carbondale.il.us/NODE/3106>

2. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/050112/Item%204.3%20Minutes%20Boards%20Commissions.pdf>

3. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/050112/Item%204.5%20Annex%201301%2>

OGiant%20City%20Road.pdf

4. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/050112/Item%204.6%20Applications%20of%20JAG%20Grant.pdf>
5. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/050112/Item%204.4%20Appoint%20to%20boards%20and%20commissions.pdf>
6. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/050112/Item%205.1%20Establish%20health%20insurance%20reimbursement.pdf>
7. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/050112/Item%205.2%20Railway%20Property%20Purchase.pdf>
8. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/050112/Item%205.4%20execute%20contracts%20with%20CommunityOrgs.pdf>
9. <http://www.carbondaletimes.com/>
10. <http://carbondaleobserver.wordpress.com/>
11. <http://www.carbondaletimes.com/>
12. <http://www.adamscarbondale.org/the-case-for-an-audit>
13. <http://www.adamscarbondale.org/cctb-the-case-for-an-audit-take-2>
14. <http://free.yudu.com/library/79119/cctb-s-Library?layout=details;order=title>
15. http://thesouthern.com/lifestyles/food-and-cooking/a-taste-of-southern-illinois/article_03626edd-38a6-533f-925a-dc55a3ca117a.html
16. <http://www.scribd.com/doc/61351551/Holiday-Cookbook>
17. <http://www.adamscarbondale.org/wp-content/uploads/2012/04/cctb.org-inquiries-jpg1.jpg>
18. <http://www.adamscarbondale.org/wp-content/uploads/2012/04/cctb.org-nov-dec-jpg1.jpg>

Update on Agenda – Several Items Removed | Jane Adams for Carbondale (2012-07-17 16:01:31)
[...] made a number of points in my May 1 blog on CCTB. These principles will guide my advice to City Manager [...]

Revisiting Tourism a Lot of Housekeeping | Jane Adams for Carbondale (2012-07-17 16:30:46)
[...] made a number of points in my May 1 blog on CCTB. These principles will guide my advice to City Manager [...]

Council & Liquor Business Tuesday Night (2012-05-15 07:50)

Liquor Control Commission & City Council meeting - Tuesday, May 15, 7:00 p.m.

This [1]City Council meeting promises to run long, with a meeting of the Liquor Control Commission, a good bit of substantive business to transact with at least one controversial application for a special use permit, and a closed session. Here's what's on the agenda:

Liquor Control Commission

There are several items before the Liquor Control Commission. The Commission is composed

of all City Council members except Lance Jack, who is prohibited by Illinois statute from any participation in liquor issues because he holds a liquor license.

We will go over the [2]third quarterly report that tabulates ordinance violations and BNS inspections for all the liquor establishments in town. Businesses that are not on the list mean there have been no liquor-related violations in the last 3 quarters.

The major violators are, generally, the larger bars. The figures for the first 3 quarters of this fiscal year (2011-2012), in order of number of violations:

- Stix Bar (occupancy 402) 137 underage violations
- Pinch Penny Pub (occupancy 703) 88 underage violations, 1 overcrowding warning
- Cali's/Callahans (occupancy 727) 33 underage violations
- Sidetracks (occupancy 388) 16 underage violations
- Copper Dragon (occupancy 555) 12 underage violations
- Gatsby's II (occupancy 456), 5 underage violation
- Hangar 9 (occupancy 299) 2 underage violations
- Sports Blast (occupancy 1,014), no underage violations, 1 overcrowding warning

These numbers reveal that Stix needs to do a far better job of policing under-age possession of alcohol.

Gatsby's is filing for a [3]transfer of ownership. The paperwork seems to be in order, and the Liquor Advisory Board recommended approval of the transfer.

Carbondale Main Street is, as they do every year, applying for [4]liquor licenses for the Downtown Art and Wine Fairs in May and October. These are events that many residents and visitors look forward to. And it raises money for expanded Main Street programs – an important activity in the revitalization of our Downtown.

City Council Meeting

Historic Preservation Award

We have the pleasure of awarding two homes the 2012 [5]Historic Preservation Award. .

Al and Apryl Gordon, have restored the home at 303 N. Poplar by returning the exterior of the home to its original character. Anita Lenzini restored existing historical interior wood trim and paneling in her home at 604 S. James St.

The pre-1970s homes in Carbondale represent a reservoir of wealth that these homeowners recognize. By maintaining and restoring these homes, they preserve irreplaceable building materials, often milled from old-growth timber. They contribute, as well, to enhancing Carbondale's streetscapes. They add value – aesthetic, social, and financial – to our neighborhoods by preserving and upgrading their properties.

The Preservation Commission is to be commended for promoting these awards. Congratulations Al and Apryl Gordon and Anita Lenzini!

Consent Agenda

Pedestrian & Bike Trail Grant

The most significant item on the Consent Agenda is a [6]resolution authorizing the city manager to submit an application for the Illinois Department of Transportation's Transportation Enhancement Program.

At our last meeting we authorized the purchase of railroad right of way in order to build a walking/bike trail from SIU to Town Square. Staff will seek \$336,000 from IDOT's ITEP program to fund phase I of this project. SIU awarded \$66,466 from the SIU Green fund for the portion of the path behind the Glove Factory. The City will contribute \$84,000 for the remainder of the required 20 % match.

Southern Illinois is becoming a destination for bicycling. WGN just featured Carbondale's Bike Surgeon and various biking destinations on their *Cruisin' Illinois* feature, "[7]Biking Paradise in Southern Illinois: Cycling trails near Carbondale", and "[8]Bike trail tunnels through Shawnee Hills: Great Family Riding." Thanks to Economic Development Director Gary Williams for these links.

Minutes of Boards and Commissions

Much of the work of governance comes to Council through our citizen-volunteer boards and commissions. Council will [9]review the minutes for the April 4 Planning Commission meeting, the Feb. 16 Liquor Advisory Board, the March 5 Human Relations Commission, and the Feb. 8 and 23 Fire Fighter's Pension Board.

Appointments of Boards and Commissions

Mayor Fritzler is asking our [10]consent to appoint Luanne Brown to the Board of Fire Commissioners and Joyce Webb to the Liquor Advisory Board.

There are also openings on the Human Relations Commission (3 vacancies) and on the Preservation Commission (2 vacancies). If you are interested in this, let him (and other Council members) know.

See the [11]Agenda for other routine business.

General Business

We will [12]commend Barbara Dewalt for her 34 years of service to Carbondale as an employee of the City. This recognition is overdue and well deserved.

Two Special Use Permits

Council has two special use permits to consider. One, [13]sought by Haresh Thakkar, seeks to convert and office building at 950 S. Brehm Lane into apartments. At the Planning Commission Hearing no one spoke against it, and the City's Planning staff recommended it be approved.

The other is more controversial. [14]Scott Smith and Carolyn Therriault-Smith seek to establish a dog and cat grooming business in their home on 907 W. Burton St. Home occupations are a permitted special use in R-1 (residential) neighborhoods. In this case, however, the City's Planning staff opposed it and the Planning Commission voted unanimously not to approve it. A number of neighbors, including the immediate neighbors, opposed it.

Philosophically, I believe that home based businesses like the one the Smiths seek to establish can strengthen a neighborhood. However, such uses are permitted *only* as special uses so that people in the immediate neighborhood can advise Council and staff regarding whether they want such a business on their block and in their neighborhood.

Every case is different, and neither the City's professional staff nor the City Council can be the best judges concerning whether a business will enhance or detract from a specific locale.

A perfect example is the old Coca Cola warehouse at the corner of Sycamore and Oakland. The adjoining home owners had, for many years, opposed commercial development of any sort in the warehouse. But they had no knowledge that it was being converted to an auto repair shop until the permit had been issued and the lease signed.

There is *no* basis in Carbondale's City code for establishing an auto repair shop in an R-1 neighborhood. In the face of public outcry, Mr. Baity rescinded zoning permit he had issued, but by that time the shop-owner had begun renovations. The lease on the shop is up for renewal in July or August. I have urged City Manager Baity to make sure it is not renewed.

Because of this improper permitting, some citizens came to the Planning Commission meeting to oppose *all* business development in the neighborhood. They, quite understandably, feel that their neighborhood is being undermined by the establishment of businesses that are incompatible with its residential nature, the deteriorating old high school buildings, the as-yet-undeveloped Armory, and the continuing conversion of once comfortable homes into rentals operated by absentee owners.

The specific issues regarding whether a pet grooming business is compatible with the neighbor's quality of life and the configuration of this particular street are complicated by the larger assaults on this neighborhood.

Grant application for parking lot

Finally, Staff is asking us to authorize them to[15] submit a grant to the Delta Regional Authority to establish a parking lot in the old Animal Crackers building site immediately north of the current Amtrak station.

On weekends, large numbers of people purchase permits and "park and ride" Amtrak. Unfortunately, they clog up the existing parking lots south of the station – lots that should be used for people dropping off and picking up travelers and for patrons of the nearby eateries and entertainment venues.

While I am not happy about blacktopping over another empty lot, in this case I think it is warranted. I have urged staff to plan for excellent landscaping and to seek collaboration with the bicycle shop on the north to create a mural or other feature on the side of the building.

Closed Meeting

We will then go into a closed meeting to discuss personnel and the sale, purchase or lease of real property.

1. <http://ci.carbondale.il.us/NODE/3107>
2. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/051512/LC%20Item%205%20Third%20Quarter%20Reports.pdf>
3. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/051512/LC%20Item%204%20Transfer%20of%20B2%20License%20Gatsby%27s.pdf>
4. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/051512/LC%20Item%203%20Carbondale%20Main%20Street%20Arts%20Fair.pdf>
5. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/051512/Item%203.1%20Historic%20Preservation%20Award.pdf>
6. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/051512/Item%204.3%20Minutes%20Boards%20Commissions.pdf>
7. <http://www.wgntv.com/news/cruisinillinois/wgntv-cruisin-illinois-biking-paradise-in-southern-illinois-20120508,0,142711.story>
8. <http://www.wgntv.com/news/cruisinillinois/wgntv-cruisin-illinois-bike-trail-tunnels-through-shawnee-hills-20120508,0,3514617.story>
9. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/051512/Item%204.3%20Minutes%20Boards%20Commissions.pdf>
10. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/051512/Item%204.4%20Appoint%20to%2>

Oboards%20and%20comm.pdf

11. <http://ci.carbondale.il.us/NODE/3107>

12. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/051512/Item%205.1%20Commending%20Barbara%20Dewalt.pdf>

13. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/051512/Item%205.4%20special%20Use%20Permit%20Thakkar.pdf>

14. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/051512/Item%205.3%20Special%20Use%20Permit%20Smith.pdf>

15. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/051512/Item%205.6%20Delta%20Regional%20Authority.pdf>

3.6 June

Revitalizing Carbondale (2012-06-23 11:44)

[1]



700 W. Cherry, Winter 2012, after securing roof from further water damage

For the past several months my husband, D. Gorton, and I have been restoring a 1924 bungalow next door to our old home on Cherry Street.

In the 1950s Alan and Sally Cohn came to Carbondale. Alan was the much loved Humanities Librarian at SIU's Morris Library. They raised their daughter, Kathy, in the white house at 700 W. Cherry St. It was a period when faculty and other young families filled the neighborhood from Mill Street north with children, dogs, and all their associated activities.

[2]



700 W. Cherry after renovation, June 2012

But, by the 1970s, many of the homes had turned to rooming houses. The citizens of Carbondale organized – notably Helen Westberg, who lived just down the street at 706 W. Cherry and would be the first and only woman to be elected mayor of Carbondale – and made major reforms in our city government. Zoning was one of those reforms.

The City, in its wisdom, zoned almost all the homes from the south side of Cherry Street on south to Mill Street R-3, with virtually no restrictions on occupancy. The north side of Cherry St. – the even numbered homes – were zoned R-1 – no more than two unrelated adults.

The results were predictable: Almost all the lovely bungalows (and Cape Cods, Victorians, and four-squares) fell into the hands of absentee landlords. Some aggressive landlords actively worked to drive homeowners out so they could buy the houses at deep discounts. Most mined their properties for income, doing the barest minimum in maintenance.

Astonishingly, most of the homeowners on the north side of Cherry St. west of Poplar

stayed. But, as people grew old and left, the homes on the street began to fall like dominoes, from east to west.

When D. and I moved into Carbondale in 1996, we bought 702 W. Cherry St. – and all the neighbors on Cherry St. and Elm St. (just to the north) shouted hallelujah. Had that house gone to student rental, the block would, over the next several years, topple as blight spread ever deeper into the R-1 blocks.

As it happens, we restored the house, bought 704 W. Cherry for my aging parents, and, when Helen Westberg moved to assisted living, bought her home and rented it to a surgeon at Memorial Hospital, then sold it to a young professor with two boys. For the first time in years young children played on the block.

[3]



Renovated kitchen.

We had stumbled into a way to revive the neighborhood: restore the period look of the houses, put in first rate appliances, and most of all, pay very close attention to the concerns of the tenants. We also offer the houses for sale to the tenants, since our goal is to revitalize the neighborhood.

Our market is people who work at SIU and Memorial Hospital, as well as occasional non-traditional (older) law students. Our aim is to provide a home in which anyone would be comfortable and proud to host parents, workmates, and friends.

Our aim is also to restore the wonderful building stock of this city – one house at a time. When we renovate the houses we find dimensional lumber from old growth forests. They are sheathed with cedar or redwood siding or durable stucco. Some have marvelous plaster details, parquet or other hardwood flooring, and sturdy, sometimes unique, door hardware. 700 W. Cherry has 9 foot ceilings. Even when the temperature hit 100 it felt (relatively) cool and breezy inside.



[4]

Tearing out the living room ceiling, front windows removed for repairs and boarded up for security. Despite years of roof leaks, the rafters and joists showed little rot.

The timber in these older houses is irreplaceable. Never again will our forests yield old growth longleaf yellow pine or old growth redwood. One of our workmen recycles materials from old houses he works on. Some of those pieces went back into this house.

Bungalows were the [5] house of choice for subdivisions that proliferated in the 19-teens and '20s – in Carbondale no less than in bigger cities . Many cities, recognizing the wealth tied up in these homes, are actively restoring their "bungalow belts." [6] Chicago has several program that help bungalow owners defray costs of renovation. This [7] site, *American Bungalow*, has a list of designated historic bungalow districts.

We believe that these older, near-in neighborhoods are among the most desirable in the city. But it takes investment of time, money, and sweat to bring back the value. The Comprehensive Plan calls for the creation of a public/private reinvestment corporation to help prospective homeowners and others restore these historic properties. The City also needs to maintain its rental conversion program and look at other tools, such as tax incentives, so that owners can afford to make the kinds of extensive renovations many of the homes need.

2. <http://www.adamscarbondale.org/wp-content/uploads/2012/06/frontviewweb1.jpg>
3. <http://www.adamscarbondale.org/wp-content/uploads/2012/06/kitchenweb.jpg>
4. <http://www.adamscarbondale.org/wp-content/uploads/2012/06/living-room-tear-out.jpg>
5. <http://www.americanbungalow.com/>
6. <http://www.chicagobungalow.org/>
7. <http://www.americanbungalow.com/all-about-bungalows/bungalow-neighborhoods/>

Tourism – First of Two | Jane Adams for Carbondale (2012-07-29 16:01:27)
[...] You will see the challenges we face. [...]

Revitalizing and Reinvesting in Carbondale (2012-06-27 12:00)

City Council and Liquor Control Commission Meeting

Tuesday, June 26, 2012 (Newsletter post June 26, 2012)

It's high summer and with the students mostly out of town things are agreeably quiet and mellow around Carbondale. I've had a chance to work on the flower gardens after finishing up the bungalow on Cherry St. However, after a month of City Council not meeting, there's a lot on our agenda at Tuesday tonight's [1] Liquor Control Commission and City Council meetings .

The most important items in terms of the City's revitalization are the proposed IEPA loan for \$4.5 million for a long-needed water storage facility, and the creation of a downtown TIF district bordering the railroad.

Citizens who are following the disposition of the City's lodging tax income and CCTB will notice that this issue does not appear on the agenda. The City Manager is still working on it and we will deal with it in a future Council meeting.

The City Manager is seeking to raise his discretionary spending authority from \$10,000 to \$20,000.

Other items of note on the Council agenda are a resolution for an 88-unit low-income apartment complex just west of Lowes, a request by SIH to rezone two lots on N. Poplar so they can install an emergency back-up generator.

One of our long time employees is retiring and we will commend him, as well.

Three items are before the Liquor Control Commission, which meets at 7:00, before the Council meeting. I will discuss these issues after dealing with City Council business.

City Council Meeting

Creating a New TIF District

City staff has been working with two developers who would like to undertake some downtown redevelopment. However, in the current investment climate, they cannot move forward without some incentives from the City. The instrument available to us is to [2] create a TIF District .

The proposed district would run along the railroad track from south of Grand St. to North Willow, bounded roughly by University on the west and Washington on the east. It bumps out to include several properties along West Main and the block bounded by N. Marion, E. Jackson, and W. Main (includes Bank of Carbondale, Tres Hombres, American Resources Group building) and dodges back in to include the east side of Washington between E. Jackson and E. Oak, including the old Tuscan Lodge and D.'s Quick Stop sites.

The exact boundaries will be determined by the study authorized in the resolutions we will vote on.

The proposed TIF district would link to the existing district, as can be seen on maps included with [3] the resolutions .

Carbondale's downtown has suffered from neglect for far too long. It has been out-competed by City-supported mall and "big-box" development, left with vacant lots by a failed convention center project, undermined by the City's and University's efforts to shed SIU's "party school" image, and its development has been inhibited by the federal highway running through it.

It's definitely time to jump-start the redevelopment of the heart of the city. City government cannot create jobs, but it can, and should, create conditions that attract entrepreneurs to our town.

The (almost) promises of two important developments, if we implement this TIF district, is a very exciting prospect.

[4] Carbondale Observer has a thoughtful post on the pros and cons of TIF districts.

Water Storage Facility Project

Staff are asking us to approve a \$4.5 million loan from the IEPA for a new - and long sought after - [5] water storage facility. The project includes building a 3 million gallon water storage tank, connecting water lines, and associated construction. It would replace the existing underground water storage tanks at the old water treatment plant on South Wall Street. The history of the planning for this project is sketched in the [6] cover sheet .

The Illinois EPA has low interest loans for such projects, with 25 % principle forgiveness, up to \$1 million. The dollar cost of the project to the City should therefore be \$3.5 million for a 20 year loan.

The recent increase in water rates aimed to permit capital investments such as this. In order to make it happen, Council will need to approve four discrete resolutions.

This sounds like a good investment. Unless I am persuaded otherwise, I intend to support this long-needed project.

Raising City Manager's Spending Authority

City Manager Baity is requesting authority to raise his spending limit from \$10,000 to \$20,000.

New Development Requested

An Indianapolis company, Herman & Kittle Properties, Inc., has submitted a [7] preliminary BPL development plan for an income-limited residential complex. "The Residences at East Glen" will be located in what is now a corn field just west of Lowe's. The developers seek Council approval to build 88 one, two, three, and four unit apartments, a clubhouse, a playground, a bark park, and other amenities in the first phase. The apartments will have 50 % brick exteriors and 30-year architectural shingles. The second phase, adjoining the development on the north, is comparable, though without the clubhouse and open areas.

The development relies on the IRS Section 42 Tax Credit Program to subsidize the cost of construction. This program requires that the units be affordable to households who earn 60 percent or less of the area's median income (AMI). In the case of Carbondale, 60 % of AMI for one person is \$24,120; for a family of four, it is \$34,440.

In their proposal, Herman & Kittle outline the procedures they use to screen prospective tenants to assure that the tenants will not place added burden on our police department and, more important to my mind, create the kind of environment in which a working family can safely raise their children and a retiree can live comfortably and securely.

The developers give some statistics regarding their track record in the proposal, including comps from other developments. One they cite, Nora Commons on the Monon in Indianapolis, is for "active adults" 55 ears old and older. The other appears to be more like the one proposed here, for all ages and including students; it receives mixed reviews on apartmentratings.com. You can find out more information about Herman & Kittle on their [8] website and by googling their properties.

Please let me know your thoughts on this development.

SIH Rezoning Request

At least since the Derecho, when virtually all power in Memorial Hospital was knocked out, SIH has been aware that it needs to enhance its infrastructure to make sure that it could keep operating in a disaster. To that end, they plan to install a generator that can operate all the computers and other vital electrical equipment.

They are asking the Council to [9] rezone two parcels of land just north of Region's Bank at 112 and 200 N. Poplar St. The new building will require demolition of two historic buildings, one an apartment building (with newer apartments added on the back of the property) owned till recently by Stan Leiber, the other a once-charming single family home that has been a rental for many years.

At the City Planning Commission hearing ([10] attached to this agenda item) a number of neighbors expressed concerns about the development, including required easements for sewer lines, drainage, noise, lighting, and historic preservation. The discussion and staff report indicated that no new easements will be required; that drainage should be diverted to

Poplar street; that noise would be minimal when the generator is running, which would be only for servicing and during emergencies; that lighting would be minimal for security; and that the historic buildings are, unfortunately, not in good repair.

People also questioned whether another location on the Memorial Hospital campus would work. SIH representative Tom Stewart stated that the tie-ins to the hospital's electrical system are on the building's southwest side, so the proposed site is the best available. They also have plans for future expansion on the existing campus.

Both City staff and the Planning Commission recommended approval of the rezoning request. It sounds like a vitally needed facility to assure we have continued medical care in a disaster. I hope the hearing before the Planning Commission allayed citizen concerns, but if it didn't, I would like to know.

My major reservation is that it is being rezoned as a Professional Administrative Office District (PA), which doesn't exactly fit the intended use. But we have no zoning that permits this sort of a generator, which is part of an emergency back-up system that will be crucial in a disaster. I urge staff to look at such issues during the process of revising the City's zoning ordinance. I welcome input on this rezoning request.

Successful Grantsmanship

In these tight times it's good to know that our City staff are actively - and successfully - seeking grants. As part of our Consent Agenda we'll be approving two grants.

Owner-Occupied Rehabilitation Program

For many years the Illinois Housing Authority has granted Carbondale funds to rehabilitate owner-occupied homes. This year's [11] HOME grant, which we will approve as part of the Consent Agenda, provides \$250,000 for homes in Carbondale's Northeast, Tatum Heights, and Northwest neighborhoods. The HOME grant is available to people whose income is 80 % or less of the median family income, adjusted for family size. It provides up to \$40,000 as a forgivable, 5 to 10 year loan to rehabilitate the owner's home. If you are interested in applying for this program, see the [12] City webpage for more information.

Illinois Criminal Justice Information Authority Grant

The Police Department has received an [13] \$18,750.00 Edward Byrne Memorial Justice Assistance Grant to purchase a police patrol car, with the City chipping in and additional 25 % of the cost. This was a highly competitive grant - only 24 of 315 proposals were funded.

Other items on the Consent Agenda appear more routine, though important to the transparency and functioning of the City.

Ted Mieling Retiring

For the past 16 years Ted Meiling has worked for the City. He began as a Housing Rehabilitation Specialist in December 1995, was promoted to Neighborhood Inspector in 2000, and about a year later was promoted to Cedar Lake Supervisor. He will retire on June 29. Council will [14] commend him for this good service.

Liquor Control Commission

The LCC is taking up issues that have appeared before it in the past: the [15] transfer of the Short Liquor's Blue Fish package liquor store's license, the [16] license renewal for Ice Box Bar and Grill, and [17] fines for Knoob Enterprises violations of Carbondale's liquor code in 2008.

Earlier this year the LCC disapproved the transfer of Short's package liquor license. They have found a new buyer (unrelated to the previous applicant).

The Liquor Control Commission approved most renewal of most liquor licenses at our last meeting earlier this month. However, Commissioners wished to question the owners/managers of Ice Box Bar and Grill about their Illinois State Liquor License before approving license renewal and requested that they attend this meeting.

In 2009 Mayor Cole, acting as Hearing Officer, fined Knoob Enterprises \$3,500 plus \$441.16 costs for three serious underage violations at Stix Bar and Billiards. Knoob appealed the ruling up to the Fifth District Court of Appeals, which determined that the fines were higher than allowed by Carbondale ordinance, which sets a \$750 per offense. The fines therefore total \$2,250, plus \$535.66 hearing costs. We are asked to approve the Court's ruling.

1. <http://ci.carbondale.il.us/node/3109>
2. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/062612/Item%205.6%20Creation%20of%20new%20TIF%20district.pdf>
3. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/062612/Item%205.6%20Creation%20of%20new%20TIF%20district.pdf>
4. <http://carbondaleobserver.wordpress.com/>
5. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/062612/Item%205.5%20IEPA%20Loan%20Requirements%20for%20cip%20WS0202.pdf>
6. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/062612/Item%205.5%20IEPA%20Loan%20Requirements%20for%20cip%20WS0202.pdf>
7. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/062612/Item%205.2%20Approving%20East%20Glen%20Residences.pdf>
8. <http://www.hermankittle.com/>
9. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/062612/Item%205.3%20Southern%20Illinois%20Healthcare%20rezone.pdf>
10. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/062612/Item%205.3%20Southern%20Illinois%20Healthcare%20rezone.pdf>
11. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/062612/Item%204.11%20Accepting%20Home%20Grant.pdf>
12. <http://ci.carbondale.il.us/node/182>
13. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/062612/Item%204.14%20Award%20of%20Police%20Vehicles.pdf>
14. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/062612/Item%205.1%20Resolution%20Commending%20Service%20Ted%20Mielsing.pdf>
15. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/062612/LLCItem%203%20Transfer%20of%20License.pdf>
16. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/062612/LLCItem%204%20LLC%20license>

%20for%20ice%20box%20bar.pdf

17. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/062612/LLCItem%205%20Knoob%20enterprises.pdf>

City Council Meeting 06.26.2012 « The Carbondale Observer (2012-06-27 18:09:57)
[...] [Update: The entire post is now online here.] [...]

3.7 July

HOT HOT HOT (2012-07-01 12:30)

COOLING CENTERS

With this heat wave gripping us for several more days, it's important to check on elderly neighbors and people who do not have air conditioning.

Cooling centers [1] around the region are open.

If you live in a neighborhood participating in [2] Map Your Neighborhood, make sure everyone's airconditioning is working well and your communication network is active.

The Carbondale Civic Center has a room reserved as a cooling center. It was listed in *The Southern* as open Monday through Friday 8:00 a.m. to 5:00 p.m. On Saturday, in response to my query, City Manager Baity wrote me that the Cooling Center at the Civic Center will be open today (Sunday) and the rest of the week if needed.

Although Southern Illinois is known for its hot summers, a heat wave like this one poses real dangers to people who do not have airconditioning, especially the elderly and some disabled people.

The CDC [3] cautions that a heat wave combined with drought create extremely dangerous conditions. The CDC states,

Heat-related deaths and illness are preventable yet annually many people succumb to extreme heat. Historically, from 1979-2003, excessive heat exposure caused 8,015 deaths in the United States. During this period, more people in this country died from extreme heat than from hurricanes, lightning, tornadoes, floods, and earthquakes combined. In 2001, 300 deaths were caused by excessive heat exposure.

I recall the 1980 heat wave when the National Guard went door-to-door in St. Louis. At least 1,700 people died in the Midwest. In 2003, tens of thousands of people died in Europe in an unprecedented heat wave.

Unlike tornadoes, wildfires, floods, and the like, heat waves do not leave massive destruction behind. But they can be far more deadly.

This is a time when government must be pro-active, mobilizing all relevant resources and implementing all relevant emergency preparedness protocols.

FIREWORKS DEFERRED

the Lions Club has deferred the July 4th fireworks due to the elevated fire danger. Apparently the site where the fireworks will be set off is very close to a hay field – tinder in these dry conditions. Their plan is to put things off until we have had at least an inch of rain.

BURN BAN

Fire pits have become part of outdoor entertaining. But, in this heat and drought, even contained but open outdoor fires are dangerous. With area burn bans in place, open fires of any sort are illegal.

DERECHO DEBRIS

There's a lot of debris left from the derecho. Even in Carbondale there are a lot of wild places within our residential neighborhoods and some of our parks that have not been cleared of windfalls. I recall the drought of 1953 and 1954, when all the men and boys in the neighborhood fought wildfires burning in the woods. We watched the fires from our windows, worried that the fire would come across the wheat, corn, and hay fields and burn our house.

There are a lot more woods today than there were in 1953. Because of last year's rains there may be enough moisture to retard major wildfires this early in the summer. However, April, May, and June have been [4] the driest on record. But with this drought and record-breaking heat wave, people who live near uncleared windfalls and brush should be vigilant.

Follow-up on Council Meeting

I have received queries on three items that were on our agenda: Raising the city manager's spending authority, a request for a low-income PUD, and the proposed TIF district. For a summary of the meeting, see [5]Carbondale Observer.

City Manager's Spending Authority

I was the sole Council member voting "no" on an [6] ordinance raising the City Manager's spending authority from \$10,000 to \$20,000 without Council approval. I was troubled by the arguments and data Mr. Baity used in support of his request – as I had been in his initial request for input some weeks back. Without specific amendments to the proposal I could not support the ordinance. Specifically:

1. Mr. Baity provided arguments for raising the limits based on the CPI and comparisons with other municipalities. The CPI had gone up approximately 50 % since last revised, which indicated an increase to \$15,000 would be applicable. The comparisons with other cities included Marion (\$5,000 limit), Urbana (purportedly \$25,000 limit), and the Village of Lombard (\$20,000 limit).

Marion is a commissioner form of government, Urbana has a strong mayor. Because of their form of government, neither has a city manager.

In fact, once the Urbana city council approves the budget, the (elected) mayor and comptroller have almost full spending authority. The Council votes on expenditures only if a bid comes back more than 3 percent over the authorized amount, and they must vote on a few other items like land sales. The \$25,000 limit, it turns out, has nothing to do with authorized spending levels; rather, it is the trigger for requiring contractees to have EEOC certifications.

I received conflicting information from authorities at the Village of Lombard, which in any case is a wealthy Chicago suburb with revenue issues quite different from ours. Lombard's median family income is \$86,603; Carbondale's is \$34,601.

In a City Manager form of government, the City Manager advises Council on matters of policy. Ideally, the manager offers a range of options and then, on the basis of evidence, recommends a specific course of action. The advice *must* be based on accurate and credible data if Council members are to make responsible decisions.

2. Because Mr. Baity's arguments were based on bad data, I did a fair amount of research to see how other cities handle staff spending authority. Many with a city manager form of government have a \$20,000 limit for expenditures that are authorized in the budget, but lesser limits for exceptional and specified other expenditures.

Based on this survey, I argued that the limit should be raised for all expenditures specifically itemized in the budget; other expenditures above \$10,000 should come before the full council in open session. A motion to this effect failed to gain a second.

I also argued that we should adopt Urbana's policy requiring Council consideration of all contracts exceeding 3 % of the estimated cost. I gather that some other Council members thought this was a good idea, but the mayor prevented the development of such an amendment and took the motion to a vote.

\$20,000 is not a large amount in the overall budget. But one of the primary responsibilities of City Council is making sure that taxpayers' money is spent as it should be. The buck literally stops with us. So we should be very cautious about giving up our authority over unbudgeted expenditures and cost over-runs.

Mayor's outburst

You may have read about the [7] "email spat" between Mayor Fritzler and myself just before last week's Council meeting. It came about because I did not think Council should consider raising the City Manager's spending authority based on bad data. I told the City Manager Baity that I would make the errors public if the item remained on the agenda. Instead of responding to me he forwarded my note to the Mayor.

Mayor Fritzler responded with an email, copied to the entire City Council, charging me with "bullying and threatening" and of "outlandish" behavior "unbecoming of a city council member." (Scott Thorne has posted the entire email string on his blog, [8] CarbondazeGazette .)

This came from a person who would not attend a widely publicized neighborhood meeting dealing with disposition of the Armory because several City Council members might be there, and it would, he said, violate Open Meetings requirements.

It's all a tempest in a teapot, but given that Mayor Fritzler's note was copied to all Council members and the City Manager, and dealt with a topic coming before Council that evening, it needed to be treated as a public comment. This kind of internal discussion among elected officials is not allowed, nor should this sort of mean-spirited personal attack be allowed to go unchallenged.

After the "spat" went public I got a note from a reader saying "Way to go, girl. I love your spunk." I've rarely thought of myself as spunky, but it seems a woman needs a lot of spunk to operate in this political arena.

Low Income Development

Before Council meeting I was undecided on the [9] proposed development in the field west of Lowes. The site seemed potentially good for people who work in the big box stores and restaurants in the mall area. But the tax incentives that would fund the program require that all residents earn below 60 % of the area's median income - \$24,120 for an individual, \$34,440 for a family of four.

We desperately need quality housing affordable to people who work for the kinds of wages paid clerks, restaurant workers, and other service workers. Many earn just too much to qualify for various income supports, but their wages aren't enough to afford quality housing and reliable transportation.

Unfortunately, this development would not serve most of those people.

It is just plain wrong to segregate and isolate people simply because their income is well below the median. We need quality housing. but we do not need housing that requires a person to be and stay poor.

TIF District

[10] Carbondale Observer commented "Curiously, given the importance of a downtown TIF, there was almost no comment on this item."

This often happens because we have discussed the issue in closed session. That was the case this time.

Also, because this simply enables the relevant study, fuller discussion and debate will probably occur as the process develops. Based on constituent complaints about and objections to TIF districts, I have several questions to the City Manager regarding how assessed valuation is established for existing properties within a TIF zone during the years the TIF district operates.

I'd note that much of the existing and proposed TIF districts lie within established [11] Enterprise Zone . A TIF district taxes new development at the increased valuation, but rebates a portion of the "increment" from its pre-development assessment to the developer. The City uses the rest for infrastructure within the TIF district. In contrast, Enterprise Zone incentives provide abatements of property (and some other) taxes on new improvements.

I'll discuss these districts at greater length when I have more information.

1. http://thesouthern.com/cooling-centers/article_474a0b46-c0d3-11e1-802f-0019bb2963f4.html
2. <http://www.ci.carbondale.il.us/node/479>
3. http://www.bt.cdc.gov/disasters/extremeheat/heat_guide.asp
4. http://thesouthern.com/news/local/dryness-plus-heat-prove-scary-for-farmers-and-others/article_ff68dab6-c260-11e1-a792-0019bb2963f4.html
5. <http://carbondaleobserver.wordpress.com/>
6. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/062612/Item%205.4%20Resolution%20to%20change%20Purchase%20procedures.pdf>
7. http://thesouthern.com/communities/jackson/carbondale/mayor-councilwoman-in-email-spat/article_147bc8da-c015-11e1-9dca-001a4bcf887a.html
8. <http://carbondaazegazette.blogspot.com/>
9. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/062612/Item%205.2%20Approving%20East%20Glen%20Residences.pdf>
10. <http://carbondaleobserver.wordpress.com/>
11. <http://www.ci.carbondale.il.us/node/121>

Revisiting Tourism & a Lot of Housekeeping (2012-07-16 19:10)

City Council Meeting Tuesday, July 17, 7:00 p.m.

This month's [1] City Council meeting has a good bit of housekeeping – updating policies, bringing City code into compliance with new state laws, and raising fines and fees. Staff is also asking Council to authorize the City to request a volume cap allocation for private activity bonds – a mouthful I'll explain in greater detail below. We will also discuss the disposition of funds earmarked for tourism – a discussion that should enable the City Manager

to proceed with "next steps" in the long and complicated process of replacing or reinstating the long-standing contractee that Council refused to fund in this year's budget.

Consent Agenda

The Consent Agenda has items that the City Manager and Mayor consider to be non-controversial authorizations. Most of the items deal with authorizing contracts, payments, and internal budget transfers. While "routine", full publication of these items brings sunshine to the City's use of public funds, and allows your elected representatives to understand the nuts and bolts of the City's finances – vital to passing a responsible budget.

Tourism

As most readers of this newsletter know, City Council voted 6-1 to not fund the [2] Carbondale Convention and Tourism Bureau this fiscal year. This vote had several consequences. At the end of its fiscal year in June, CCTB exhausted its funds and has closed up shop. This means that Carbondale has no operating Welcome Center, the City has taken over payments for the website, which is not being maintained, and there is no staff to promote visits to or events in Carbondale.

Council reallocated some of the money that, in previous years, it contracted with CCTB to other organizations that develop and promote Carbondale as a destination, but approximately \$220,000 remains unallocated in the budget.

In item 5.6 City Manager Kevin Baity has laid out three alternatives: 1) Re-fund CCTB, either with an entirely new board of directors appointed by Council or with some of the existing board members. 2) Create a tourism office within the City administration. 3) Contract with a neighboring tourism agency.

The first option would continue certification by the State tourism agency, with matching grants of around \$60,000. The City would also assume CCTB's debts and contracts. Debts appear to be around \$35,000, and the lease on their office space at 815 S. Illinois runs at least through next May. I have asked the City Manager to provide us the exact amounts the City would be required to pay, should we decide to re-fund CCTB.

The second option would give the City full control over the tourism moneys, including the ability to subcontract various aspects of tourism development and promotion. It would take a minimum of 2 years to become certified by the State and, once certified, the City's tourism office would have to represent all of Jackson County. Until certification is received, the City would receive no funds from the State.

If Council seeks the third option, the City Manager would develop a contract with either Southernmost Illinois Tourism, based in Anna, or Illinois South Tourism Bureau.

Our discussion will advise the City Manager on how to proceed.

I made a number of points in my [3] May 1 blog on CCTB. These principles will guide my advice to City Manager Baity:

1. The single most important tool in directing visitors to our attractions is the World Wide Web. We must have a website that is interactive, robust, and interesting. Although it may be hosted and maintained by a contractee, *ownership should reside with the city*. Similarly, *the telephone number and email addresses for Carbondale's visitor center/bureau should be owned by the city*.
2. Any organization we contract with to deliver tourism services should be contractually required to conform to State ethics, Open Meetings, and Freedom of Information (FOIA) laws.
3. We recognize that most of our visitors are drawn by two major institutions: SIUC and SIH Memorial Hospital. Our challenge is to meet and exceed the expectations of the visitors from around the nation and the world who are drawn here.
4. We must be the first stop on the wine trail, a center for celebrated cuisine, a destination for young people from (at least) the three state region.
5. Our city must attack the decay that has enveloped the our business districts along US 51 and Ill 13, and the nearby neighborhoods. I hear on a daily basis how visitors regard our city as ugly, ramshackle, and dangerous. Though I would love to take them to our many handsome neighborhoods, or show them our attractions, it's the impression from downtown and the nearby neighborhoods that remains in their imagination about Carbondale.
6. Carbondale is a unique destination that draws visitors from throughout the region. Our facilities should rival any city between St. Louis and Louisville. The festivals that we promote, the restaurants that develop, the skateparks and aquatic centers should all be heads and shoulders above any other competitive destination.

A visitors bureau and welcome center cannot accomplish all these goals. But *it must work with all groups and businesses to make Carbondale the high-quality destination it ought to be*. Please write me and the other City Council members regarding how you would like to see Carbondale's tourism dollars spent.

Private Activity Bonds

The State of Illinois issues [4] Volume Cap Allocations for Private Activity Bonds (PABs). Under IRS code, the bonds are largely tax exempt. As I understand the program, the State issues a municipality the authority to issue these tax exempt bonds. The city then issues bonds and loans the funds derived from their sale to a private entity for specified purposes, such as building low income housing. Other public agencies or some not-for-profit 501(c)(3) corporations may also receive such allocations.

City Manager Baity has assured me that the City incurs no liability regarding these bonds. City Council approves an application, but the issuance of bonds occurs between a financial institution and the borrower.

He tells me that they have been used, in the relatively recent past, for construction of facilities by Shawnee Health and the Carbondale Women's Center. The City Council will have

to authorize the issuance of any bonds.

Parking Fines and Fees

The City Manager is asking Council to approve a [5] revised schedule for parking fines and fees . This schedule has not been updated since 1999, when a dollar purchased the equivalent of items that cost \$1.38 in 2012.

The revised schedule seems, in general, reasonable to me. However, the new schedules do not address issues that concern businesses in our downtown entertainment district where long-term Amtrak parking conflicts with parking for the eateries and entertainment venues. Nor does it address long-term parking by seniors holding senior parking permits.

I would like your input on what you think are reasonable parking policies, and encourage you to communicate with all Council members.

Water and Sewer deposits and fees

The Finance Department is seeking a [6] revised schedule for service deposits, disconnect policies, and fees for reconnection. These fees have not been updated since 1998, and some of the language is equally dated.

If you have input on these proposed revisions, please let me and your other Council members know.

Sewer Backup Policy

The language in the City Code regarding some [7] plumbing regulations are out of compliance with State law; additionally, two sections of our code conflict with one another and some of the language needed clarification. These sections deal with sewer back-ups and the determination of claims against the City for back-ups caused to failures of the City sewer system. Our Legal Department asks Council to pass this text amendment to take care of these issues. **City lien forgiveness after tax sale** Our Legal Department found a typographical error in a resolution passed in 1990, that was intended to correct an error in the original 1987 resolution that established a policy for the release of City weed liens against properties sold for delinquent taxes. The [8] resolution before Council this week aims to correct that typographical error. **Neighborhood Coop Foiled** As I was writing this blog I got a call from the manager of the Neighborhood Coop. Very apologetically, he said that their 2012-13 liquor license application had "been flagged" by the State Liquor Control Commission. The Commission would not issue their liquor license this year as long as the Mayor remained a member. Further, City Council members who are also Coop members would have to "provide a statement that [we] will not 'participate in any meetings, hearings, or decisions on matters impacting the manufacture, sale, or distribution of alcoholic liquor.'" The Coop's attorney argued that the law applies only to city officials holding 5 % or more interest in a business that holds a liquor license. Since the Coop has approximately 2800 members, and no member may hold more than one share, each member holds approximately 0.036 % (less than four hundredths) of the Coop's ownership. This is a far cry from the 5 % limit that creates a "direct interest" in a business holding a liquor license under [9] Illinois code 235 ILCS 5/6-2(a)(9,10). [10]City Attorney Kimmel assured us that our single membership, amounting to less than 4/100ths interest, did not disqualify us. The state Liquor Control Commission has

seen otherwise. They have ruled that, as long as we are members of the Coop, we cannot serve as liquor commissioners or vote on any issue involving liquor. Of course I will resign my membership. Voters elected me to serve on the Liquor Control Commission and you expect me to vote on issues affecting liquor sales in town. No matter how wrong-headed I may think the State Liquor Control's ruling to be, I am subject to it and will obey it.

1. <http://ci.carbondale.il.us/node/3110>
2. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/071712/Item%205.6%20Option%20for%20City%20of%20Cdale%20Tourism.pdf>
3. <http://www.adamscarbondale.org/cctb-more-on-council-agenda>
4. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/071712/Item%205.5%20volume%20cap%20allocation%20for%20bonds.pdf>
5. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/071712/Item%205.4%20Parking%20Fines%20and%20Fees.pdf>
6. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/071712/Item%205.3%20Water%20Fines%20and%20Fees.pdf>
7. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/071712/Item%205.1%20Sewer%20Backup%20Policy.pdf>
8. [http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/071712/Item%205.2%20Policy%20for%20release%20of%20city%20liens%20for%20properties%20sold%](http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/071712/Item%205.2%20Policy%20for%20release%20of%20city%20liens%20for%20properties%20sold%20)
9. <http://www.ilga.gov/legislation/ilcs/fulltext.asp?DocName=023500050K6-2>
10. <http://www.ilga.gov/legislation/ilcs/fulltext.asp?DocName=023500050K6-2>

Update on Agenda - Several Items Removed (2012-07-17 16:01)

City Council Meeting Tuesday, July 17, 7:00 p.m.

I just got a note from City Manager Baity saying that, based on Council feedback, several items on tonight's [1] City Council agenda are being withdrawn for future consideration. These items are

- 1) Item 5.2 - Resolution Establishing the Policy for Release of City Liens for Properties Sold through Tax Sales - It was determined following the creation of the agenda, that this item was corrected by Resolution 2009-R-10. For some reason the policy was never updated following the passage of the resolution.
- 2) Item 5.3 - Ordinance Amending Title Sixteen of the Carbondale Revised Code as it Relates to Fees and Agreements (Water & Sewer System)
- 3) Item 5.4 - Ordinance Amending Title Eighteen of the Carbondale Revised Code as it Relates to Parking Fines and Fees.
- 4) Item 5.5 - Resolution Authorizing the City to Request Volume Cap Allocation for Private Activity Bonds from the State of Illinois Governor's Office.

I'm leaving the still-relevant portions of the agenda in this message.

Consent Agenda

The Consent Agenda has items that the City Manager and Mayor consider to be non-controversial authorizations. Most of the items deal with authorizing contracts, payments, and internal budget transfers. While "routine", full publication of these items brings sunshine to the City's use of public funds, and allows your elected representatives to understand the nuts and bolts of the City's finances – vital to passing a responsible budget.

5.6 Tourism

As most readers of this newsletter know, City Council voted 6-1 to not fund the [2] Carbondale Convention and Tourism Bureau this fiscal year. This vote had several consequences. At the end of its fiscal year in June, CCTB exhausted its funds and has closed up shop. This means that Carbondale has no operating Welcome Center, the City has taken over payments for the website, which is not being maintained, and there is no staff to promote visits to or events in Carbondale.

Council reallocated some of the money that, in previous years, it contracted with CCTB to other organizations that develop and promote Carbondale as a destination, but approximately \$220,000 remains unallocated in the budget.

In item 5.6 City Manager Kevin Baity has laid out three alternatives: 1) Re-fund CCTB, either with an entirely new board of directors appointed by Council or with some of the existing board members. 2) Create a tourism office within the City administration. 3) Contract with a neighboring tourism agency.

The first option would continue certification by the State tourism agency, with matching grants of around \$60,000. The City would also assume CCTB's debts and contracts. Debts appear to be around \$35,000, and the lease on their office space at 815 S. Illinois runs at least through next May. I have asked the City Manager to provide us the exact amounts the City would be required to pay, should we decide to re-fund CCTB.

The second option would give the City full control over the tourism moneys, including the ability to subcontract various aspects of tourism development and promotion. It would take a minimum of 2 years to become certified by the State and, once certified, the City's tourism office would have to represent all of Jackson County. Until certification is received, the City would receive no funds from the State.

If Council seeks the third option, the City Manager would develop a contract with either Southernmost Illinois Tourism, based in Anna, or Illinois South Tourism Bureau.

Our discussion will advise the City Manager on how to proceed.

I made a number of points in my [3] May 1 blog on CCTB. These principles will guide my advice to City Manager Baity:

1. The single most important tool in directing visitors to our attractions is the World Wide Web. We must have a website that is interactive, robust, and interesting. Although it may

be hosted and maintained by a contractee, *ownership should reside with the city*. Similarly, *the telephone number and email addresses for Carbondale's visitor center/bureau should be owned by the city*.

2. Any organization we contract with to deliver tourism services should be contractually required to conform to State ethics, Freedom of Information (FOIA), and Open Meetings laws.

3. We recognize that most of our visitors are drawn by two major institutions: SIUC and SIH Memorial Hospital. Our challenge is to meet and exceed the expectations of the visitors from around the nation and the world who are drawn here.

4. We must be the first stop on the wine trail, a center for celebrated cuisine, a destination for young people from (at least) the three state region.

5. Our city must attack the decay that has enveloped the our business districts along US 51 and Ill 13, and the nearby neighborhoods. I hear on a daily basis how visitors regard our city as ugly, ramshackle, and dangerous. Though I would love to take them to our many handsome neighborhoods, or show them our attractions, it's the impression from downtown and the nearby neighborhoods that remains in their imagination about Carbondale.

6. Carbondale is a unique destination that draws visitors from throughout the region. Our facilities should rival any city between St. Louis and Louisville. The festivals that we promote, the restaurants that develop, the skateparks and aquatic centers should all be heads and shoulders above any other competitive destination.

A visitors bureau and welcome center cannot accomplish all these goals. But *it must work with all groups and businesses to make Carbondale the high-quality destination it ought to be*.

Please write me and the other City Council members regarding how you would like to see Carbondale's tourism dollars spent.

5.1 Sewer Backup Policy

The language in the City Code regarding some plumbing regulations are out of compliance with State law; additionally, two sections of our code conflict with one another and some of the language needed clarification. These sections deal with sewer back-ups and the determination of claims against the City for back-ups caused to failures of the City sewer system. Our Legal Department asks Council to pass this text amendment to take care of these issues.

1. <http://ci.carbondale.il.us/node/3110>

2. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/071712/Item%205.6%20Option%20for%20City%20of%20Cdale%20Tourism.pdf>

3. <http://www.adamscarbndale.org/cctb-more-on-council-agenda>

Marshmallows and Lotus (2012-07-23 10:59)

Beautiful Southern Illinois

We went down to Horseshoe Lake expecting to find the lotus - Yonkapins - just beginning.



[1] Mallows blooming. In the background lotus blooms among the cypress trees in the swamp

Instead, a month or more earlier than last year, seed heads were forming. But unlike last year, the mallows were in full bloom.

In early spring Southern Illinois' woods spring to life with wildflowers. In May and June the meadows and roadsides make the region a garden spot.

Even in a wet year, in high summer our wild gardens go to seed.

So what a delight to come upon this garden spot - a not-so-hidden gem in the midst of a cypress swamp. Actually, the south end of Horseshoe Lake has silted in. Yonkapins - the American Lotus - carpet the swamp as far as the eye can see, stretching on either side of West Side Drive just west of Miller City Road.



Lotus flower with a seed head developing

When we drive south from Olive Branch on Miller City Road we always stop to find the eagle's nest that fills the top of a tall cypress near the road. This time we didn't see an eagle

perched on or near it. But, as we drove up East Side Drive, there one was. A bald eagle, sitting on a limb overlooking the lake, very near the road. It turned its head to study us, then the water, then it turned its other eye on us.

For a long while we watched one another. And then it flew, that magnificent wingspan gliding silently across the lake.

The lake is down several inches. Most of the corn and hayfields, as we drove down, were parched, though here and there you could tell there had been rain.

As we drove through Pulaski on our way home we saw a grocery store along the short main street. We went inside and it was like stepping back into our childhoods. The hot air redolent of melons and dust, open bins of fruits and vegetables inviting the customer to take them home.

Ronda Richards was tending the store. The vegetables and meats were, she said, from Lisa Thurston's farm. A freezer was stuffed with beef and pork, raised on their farm.



[2] Ronda Richards with locally grown melons she sells at the Thurstons' grocery store in Pulaski.

Alexander and Pulaski Counties are considered "food deserts", with no supermarkets for many miles to provide people with fresh fruits, vegetables, or meats. But here, in tiny Pulaski, Pulaski County, population 203, local farmers bring their products to local markets. Lisa Thurston is part of the [3]regional food network which is developing farm to market links to bring locally produced foods to area consumers.

This is the Southern Illinois I love. With the State centralizing functions in more urban areas and defunding institutions like the prison in Tamms, rural Illinoisans become ever more reliant on local initiatives.

It's heartening to see efforts like the Thurstons. The more we keep our food dollars circulating locally, the more likely the region is to weather these tough times.

1. <http://www.adamscarbondale.org/wp-content/uploads/2012/07/Mallow-Lotus1.jpg>
2. <http://www.adamscarbondale.org/wp-content/uploads/2012/07/horseshoe4.jpg>
3. <http://eatsouthernillinois.org/>

Tourism - First of Two (2012-07-29 14:47)

This Tuesday the City Council will meet to decide how to move forward with our tourism fund. I'll write about the specific issues facing us tomorrow or Tuesday. We cannot, however, make useful decisions about "nuts and bolts" without some agreement on how best to develop and promote Carbondale as a destination. That's what I'm writing about today.

Carbondale is a destination

Carbondale is unique. We draw more [1] travelers than any other community in Southern Illinois except Marion, Mt. Vernon, and Metropolis. These three cities lie on major freeways. Marion and Mt. Vernon are located on the section of the I-57 that links I-24 and I-64, making it, I understand, the busiest rural freeway in the country. Most of the people who visit Marion and Mt. Vernon are passing through – captured in travel statistics and tax revenues because these two towns promoted hotel, restaurant, and gas station development along the freeway.

Metropolis has a destination casino.

Carbondale, in contrast, is not on the freeway. It has, instead, a major university and a regional hospital. This makes it unlike any city south of Champaign and Bloomington-Normal.

The people who travel to Carbondale come here because it is a destination. Unlike Marion and Mt. Vernon, where travelers stop at the interchange on the outskirts of town, visitors to Carbondale truly are visitors. They come through the center of our city; they eat in the downtown restaurants; they drive through our older residential neighborhoods.

I urge you, the next time you come into Carbondale, imagine you are a visitor to the university or to the hospital. See the town as if for the first time. Ask yourself, is this a city that draws me into it and makes me feel safe and welcome?

You will see the [2] challenges we face.

Develop and promote Carbondale as a destination

The single most important attraction in Carbondale is the University. Thousands of people come here to visit their children and friends. They attend sporting, musical, theatrical, and other events. They come to meetings and conferences hosted by the university. They fill up our hotels and restaurants. Many tour the nearby wineries and natural attractions.

Alumni follow the University's sporting and other events. They take weekend getaways back to the 'Dale, visiting their favorite local bars and eateries, catching a favorite band, a touring the wineries, and hiking or biking the back trails of Southern Illinois with their families. Most of them stay in Carbondale's hotels and B &Bs.

A few weeks ago we went to [3] Oxford, Mississippi . My husband was being interviewed for an

ESPN documentary on the Ole Miss Riots of 1962 that followed the integration of the university by James Meredith. Ole Miss had the best football team in its history that year. But it was left with a tattered reputation that lasted decades. The university and the town set about the task of [4] rebuilding their reputation . It is now a gorgeous and welcoming college town, rated in the top 10 in the United States by USA Today.

We arrived on a Monday evening. After checking into our hotel in downtown Oxford we walked to the bustling courthouse square where restaurants, bookstores, and boutiques have replaced the stores that once served local needs for hardware, notions, and other supplies.

The restaurant we entered was packed. We ended up eating a delicious meal at the bar, the only seats left in the house. On a Monday night.

The next day we learned that it was the week of the William Faulkner conference. This is an annual event that draws people from all over the world. And it brings significant revenue to Oxford's hotels and restaurants at a time of the year when business is down.

It got me thinking. Our annual [5] Irish Festival , held every October, developed because Irish scholar Charles Fanning brought a major grant to Carbondale to start an [6] Irish Studies Program . He was recruited because Morris Library has important collections of James Joyce materials and of Irish literature and history. These collections anchored the program. Professor Fanning hosted an annual scholarly conference on the Irish diaspora and, along with professor and musician Brian Kelso Crow and others, began the Irish Festival. Brian's weekly radio program on WSIU, Celtic Connections, is syndicated around the country; the Irish Festival draws visitors and musicians from throughout the Celtic lands.

The University has other important collections that have been the basis for conferences and that draw researchers from around the world, including the works of American philosopher [7] John Dewey and the late Library [8] Dean Ralph McCoy's collection of works on civil liberties. R. Buckminster Fuller's geodesic [9] dome home is here. University programs regularly host conferences and meetings with people from all over the world attending. SIU has outstanding programs in music, theater, and art that draw people from great distances to their performances and exhibits. Some of these programs could, with creative collaborations, become major annual events.

In addition to university-generated activities, there are weddings, reunions, and similar events that bring people from far-flung parts of the world. And there are other events that could be developed and promoted, including regional and state middle- and high-school sport, history, science, theater, music, and other competitions.

What does a "tourism bureau" do?

[10] State law created the Illinois Office of Tourism to distribute money in the Tourism Promotion Fund. The money in this fund, like our local funds, primarily comes from a tax on lodging facilities. The law's goal is to promote tourism and the film industry. While aimed at marketing outside of 50 miles of specific localities, the law also encourages development of "educational tourism" and development of "tourist attractions."

Much of our discussion has revolved around the \$60,000 per year that goes to our certified tourism bureau. This money will be lost this year if the CCTB Board of Directors does not

step aside and allow the organization to be reconstituted.

How much should this concern us? I think we should try to retain those funds, both in the short and long term. But it should not be the tail that wags the dog.

In these tight times, with the state budget in deep trouble, all indications are that rural downstate Illinois will continued to be drained to protect Chicago.

Carbondale must strengthen our local businesses. We must develop a sustainable economy – one that can withstand a long-term decline in state funding. That means, in part, focusing on what will make our community attractive to the thousands of visitors who come here every year.

If, after careful study, we decide that means foregoing state matching tourism funds, we should be ready to make that choice.

Decisions facing us

At our last City Council meeting [11] Illinois South Tourism Bureau outlined their marketing program, which focused on the St. Louis metropolitan area and on marketing at trade shows. [12] Southernmost Illinois Tourism Bureau promoted their publications, designed and printed by Thomas Publishing, that feature the natural and other attractions of the southern seven counties, including the Wine Trail.

I was struck that neither of them focused on the most important marketing tool in the 21st century – the Internet. We need print materials to distribute locally for visitors to the area. And perhaps it's good to have paper take-aways at trade fairs. But without a powerful internet presence, no business or community can effectively market itself. I will go into specifics regarding the benefits – or not – of entering into a contract with one of these two entities in my next email. Interested readers can read Councilman Chris Wissmann's vigorous advocacy of contracting with Southernmost Illinois Tourism Bureau posted on the [13] Carbondaze Gazette . Wissmann is the editor and co-owner of *Nightlife*, with Jason Thomas who owns Thomas Publishing, the publisher of Southernmost Tourism's print materials and *Nightlife*. **Where should our money be spent?** Here is my proposal. Immediately, the City or, if CCTB is reconstituted, that organization should

1. Build a dynamite website, with a comprehensive and constantly updated listing of events; listings of lodging facilities, eateries, and venues; resources for event planners; and information on how the visitor's bureau can help visitors and event planners.
2. Staff a visitor's center that showcases the region and events.
3. Provide small grants to help event organizers defray expenses.
4. Continue support for activities to which CCTB made commitments.

That is the beginning, the rock bottom basics. But those activities, especially after the website is built, would take up only a relatively small portion of our usual annual budget of \$317,000 (this year \$267,500 remains to be allocated). **Next steps** I am not in the hospitality industry. Nor are any other members of City Council. There are many people in this town whose livelihoods and organizations depend on developing and promoting Carbondale as a destination.

They have far greater expertise than we do. We need their advice. I have, therefore, proposed to City Manager Kevin Baity that we establish a Task Force or Advisory Panel that would, between now and January 2013, meet with everyone in Carbondale and the larger area who has an interest in attracting visitors to Carbondale – owners and managers of lodging facilities; restaurateurs; event planners including private businesses, the Park District, the school districts, the university and its many programs, the City, and civic organizations; and the general public. The task force would, as well, meet with State tourism officials to determine exactly what restrictions come with accepting state funds. The task force would be charged with advising us on

- 1) How should the approximately \$317,000 allocated to developing and promoting Carbondale as a destination for overnight visitors be most effectively spent? In order to accomplish these goals
- 2) Should Carbondale have a certified tourism agency, should we contract with another agency, or should we forego state certification? If they advise contracting with a certified agency,
- 3) should the City seek certification as a municipality and administer the funds in-house? or
- 4) Should we contract with a certified non-profit organization such as CCTB (or a successor Carbondale-based 501(c)(3) organization), Illinois South, or Southernmost Illinois Tourism? If they advise contracting with a certified non-profit organization,
- 5) Which organization should we contract with?
- 6) What specific services we should contract for? We have a wealth of knowledge and skill within our city. City Government needs to partner with the people and institutions who do the daily work of developing and promoting Carbondale as a destination.

1. <http://www.adamscarbondale.org/wp-content/uploads/2012/07/Domestic-Travel-Impact.pdf>
2. <http://www.adamscarbondale.org/revitalizing-carbondale>
3. <http://www.oxfordcvb.com/itineraries.html>
4. <http://www.commercialappeal.com/news/2009/jul/08/long-winding-road/>
5. <http://silirishfest.org/>
6. <http://english.siu.edu/IrishStudiesHoldings.html>
7. <http://www.siuc.edu/~deweyctr/>
8. <http://twister.lib.siu.edu/cni/homepage.shtml>
9. <http://fullerdomehome.org/>
10. <http://www.ilga.gov/legislation/ilcs/ilcs3.asp?ActID=261&ChapterID=5>
11. <http://www.thetourismbureau.org/>
12. <http://southernmostillinois.com/>
13. <http://carbondazegazette.blogspot.com/>

Special City Council Meeting 07/31/2012 « The Carbondale Observer (2012-08-01 20:16:30)

[...] reading. I generally agree with the ideas council member Jane Adams has advocated in her blog (see here). I think council should reconstitute CCTB with a completely new board and with additional [...]

3.8 August

Tourism II - CCTB Board Resigns (2012-08-05 17:39)

Special City Council Meeting Tuesday, July 31, 7:00 p.m.

Email sent Monday, July 30

Last night I learned that all members of the CCTB board have agreed to resign, except City Councilman Chris Wissmann.

At our last meeting a majority of Council members agreed that CCTB should be reorganized and refunded. I hope we can quickly reconfirm that decision.

We then face the more important task of defining what we want a Visitors Bureau to do. Here are my recommendations:

Our charge to a reconstituted Convention and Visitor's Bureau

The new Board must quickly step into the breach left by the closure of CCTB. It must rename itself, perhaps Carbondale Visitor's Bureau - CVB.

They should open an attractive visitors center and solicit bids for a beautiful and fully functional website.

Then comes the vitally important work of re-visioning what the Visitors Bureau should do. To do that,

- Council should charge the new board to spend the next few months holding a series of meetings and public forums with everyone who has a stake in developing and promoting Carbondale as a destination. They will then be in a position to develop a clear plan of action and to choose a new director.
- Council should also direct the City Manager to write a contract that requires the reconstituted visitor's bureau board to operate under the same strictures as a public body in terms of ethics, freedom of information, open meetings, and contract laws. It would be appropriate for them to use some of their budget for board training in these areas.

After the new board develops a budget for their initial activities, any remaining funds should be made available for small grants to help local groups mount and publicize events.

Carbondale needs a strong, inclusive, forward-looking Convention and Visitors Bureau to develop and promote Carbondale as a destination. It looks like we are on our way to achieving that.

[1] City Council Agenda

1. <http://ci.carbondale.il.us/node/3828>

City Council - Zoning and Much More (2012-08-07 11:38)

Local Liquor Control Commission and City Council Meetings

Tuesday, August 7, 7:00 p.m.

Local Liquor Control Commission Meeting

Liquor License for Irish Festival

Before Tuesday night's City Council meeting we will meet as the Local Liquor Control Commission. The only item of business is approval of a liquor license for the Southern Illinois Irish Festival, October 6-7.

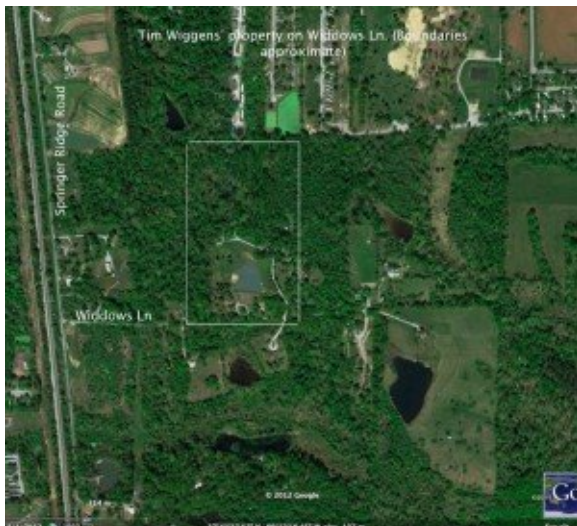
City Council Meeting

There's a good bit of business on this [1] City Council agenda . In addition to routine items, there are a number of zoning issues, one of which appears to be controversial. We're being asked to approve three different "Fair Days" - two downtown and one for the Irish Festival at Turley Park. We have a resolution regarding electric aggregation. And there are two "housekeeping" items in which staff asks Council to approve fees and other city business.

We will also [2] commend Christine Stearns for her 23 years of service to the City (Item 5.1).

Widdows Lane Rezoning Request (Item 5.7)

I expect that the most controversial issue before us will be Tim Wiggins' [3] request to rezone 15 acres at 201 Widdows Lane from General Agriculture (AG) to Rural Residential (RR) (see attached [4]map from Google Earth).



[5]
GoogleEarth image of Widdows Lane area

The neighbors organized to oppose the rezoning and submitted a petition that requires a super majority of 5 of 7 Council members to approve.

Wiggins' request also reveals problems with the zoning code we currently operate under. We are in the process of revising our zoning code; this case should be an object lesson for issues we should try to resolve through better law.

Here's the case:

According to the staff analysis, Mr. Wiggins wishes to plat and sell a one-acre lot containing a house, garage, and pole barn that face Widdows Lane. Prospective buyers do not want to purchase the legal 5 acre parcel, nor the pond on that parcel. Wiggins then plans to convert another existing house into an office and build a new home on the remaining 14 acres.

The smallest legal lot size in a General Agriculture zone is five acres; in a Rural Residential district it is one acre.

Staff recommends that we rezone the parcel Rural Residential. Wiggins can then plat and sell the house lot facing Widdows Lane. Planning staff must, their report states, issue a zoning permit for construction of the new house. At that time staff will stipulate that the existing house be used only for an office.

Here's the rub: Once a parcel is re-zoned RR the owner can legally do any permitted use on that property. In this case, the neighbors on Widdows Lane are concerned that it would be subdivided into one-acre lots. While the current owner may have no plans to further subdivide the parcel, once it is rezoned it can, legally, be developed, with the potential for 7 or more homes.

Widdows Lane is a one-lane-wide dead-end road. The people who live along the road value their seclusion.

Our zoning regulations leave us, the decision makers, with a devil's choice – Deny the

rezoning and prevent the property owner from slightly intensifying its use, or allow the rezoning and open the door to inappropriate development.

I hope our new zoning codes will allow greater flexibility but at the same time allow Council and staff to place reasonable restrictions, such as those staff recommends, on future uses of the land.

Electricity Aggregation (Item 5.5)

If you are a homeowner you have undoubtedly been peppered with phone calls seeking your electricity business. I decided the issues were too complex to make an easy decision so inertia ruled and I stay with Ameren.

However, State law allows municipalities to [6] aggregate their electrical load as a municipality and contract with energy provider. They can stay with Ameren or one of the several other firms that are in the business.

But you, the City's voters, must approve a referendum that will allow the City to make such a contract.

The Sustainability Committee has studied this matter at considerable length. They recommend that this issue be placed on the November ballot as the "opt out" program.

If the voters approve the program in the November election, the City would then seek a provider and Council would pass the necessary authorizations. City residents served by Ameren could choose to stay with Ameren through opting-out. This program does not affect those served by Egyptian Electric Cooperative or other service.

Fee Increases Proposed (Item 5.9)

The Finance Department's recommendation that we [7] increase some water and sewer fees, pulled from the agenda at our last regular meeting, is back on the agenda. Some of the changes proposed shift policy, others increase fees.

Finance recommends that the service deposit, unchanged since 1998, be raised from \$65 to \$100 for most users, and that the reconnect fee be increased from \$20 to \$40.

In response to my query, City Manager Kevin Baity told me that over the last five years, roughly 1,500 accounts have been disconnected with a balance larger than the deposit in the total amount of about \$100,000. The increased deposit fee will not entirely solve the problem of accounts that are closed with large unpaid fees, but it will help.

The current reconnect fee does not cover the actual cost of service; the new fee will.

The other revisions change department policies, detailed in [8] Exhibit A of the ordinance, to decrease confusion and make administration easier.

Towing fees (Item 5.9)

In a college town towing fees are always a touchy issue. However, in this case City staff are seeking [9] authorization for increased fees ONLY for people who use their car to commit an offense. This ordinance DOES NOT affect cars towed for parking violations.

A recently passed state law allows municipalities to charge a reasonable administrative fee that covers, in addition to the actual towing, costs associated with the infraction. Staff propose establishing a \$200 fee for most misdemeanor violations and \$400 for more serious offenses. The [10] cover sheet details 12 violations that would be subject to this new fee.

The fee will go toward purchase of police vehicles and equipment.

Other business

Items 5.2 and 5.3. Main Street and Hangar 9 are asking for Fair Days designation for a [11] Welcome Fest to be held Saturday, August 25, and [12] CarbondALE Microbrew and Music Festival to be held on Saturday, September 29. Both events will be held in the parking lot to the south of Hangar 9 and part of the adjoining lot. It's great to see these sorts of initiatives bringing energy and vitality - and customers - back to Carbondale's downtown.

Item 5.4. The [13] Southern Illinois Irish Festival has requested as Fair Days designation for Saturday and Sunday, October 6 and 7, at Turley Park. This festival has become a tradition that draws fans of Celtic music and musicians from a wide area, thanks in part to our own Brian Kelso Crow's nationally syndicated program on Public Radio, "Celtic Connections".

Item 5.6. In order to build the new fire station, the lot on N. Glenview and Sycamore must be [14] rezoned BPL.

Consent Agenda

There are a number of items on the Consent Agenda. The only item that caught my eye was an [15] amendment to the final BPL development plan for the Subway Restaurant on Rendleman Road, where Larry's Bar-b-que used to be. They wish to more than double the size of the existing building by adding a second eat-in restaurant to the south and an office space to the west.

1. <http://ci.carbondale.il.us/node/3111>
2. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/080712/Item%205.1%20Resolution%20Commending%20service%20for%20Christine%20Stearns.pdf>
3. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/080712/Item%205.6%20Wiggins%20request%20to%20rezone.pdf>
4. <http://www.adamscarbondale.org/wp-content/uploads/2012/08/WiddowsLane.jpg>
5. <http://www.adamscarbondale.org/wp-content/uploads/2012/08/WiddowsLane1.jpg>
6. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/080712/Item%205.5%20Aggregation%20of%20Electricity.pdf><http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/080712/Item%205.5%20Aggregation%20of%20Electricity.pdf>
7. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/080712/Item%205.8%20Amending%20Water%20and%20Sewer%20Fees.pdf>
8. [Item%205.8%20Amending%20Water%20and%20Sewer%20Fees.pdf](http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/080712/Item%205.8%20Amending%20Water%20and%20Sewer%20Fees.pdf)
9. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/080712/Item%205.9%20amending%20title%20eighteen%20Vehicles%20Being%20Towed.pdf>

10. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/080712/Item%205.9%20amending%20title%20eighteen%20Vehicles%20Being%20Towed.pdf>
11. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/080712/Item%205.2%20Fair%20Days%20for%20Main%20Street%20Hangar%209%20Welcome%20Fest.pdf>
12. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/080712/Item%205.3%20Fair%20Days%20for%20Main%20Street%20Hangar%209%20CarbondALE%20Microbr>
13. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/080712/Item%205.4%20Resolution%20establishing%20Fair%20Days%20Irish%20Festival.pdf>
14. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/080712/Item%205.7%20Fire%20Station%20rezone%20request.pdf>
15. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/080712/Item%204.5%20Subway%20amendment%20change.pdf>

City Council - Video Gaming and more (2012-08-21 09:48)

City Council Meeting

Tuesday, August 21, 7:00 p.m.

The students have returned, as has cooler weather, bringing energy to our city.

For the first time in many years the legendary “mounds of August” that regularly afflicted our neighborhood – the Arbor District – have barely appeared. We have seen very few heaps of trash and old furniture piled streetside as houses are emptied for their new occupants, and those that have appeared have, for the most part, been quickly picked up. This is a welcome improvement.

There are also a lot of properties still for rent. My husband, D., and I toured the high-rent areas between Oakland and University, from Mill St. to Kenicott, where many students rent houses. We saw many apartment buildings still seeking tenants and more than 40 houses with for-rent signs in their yards. The telephone numbers on these signs indicated that many of the rental houses were owned by small-holders, but three of the largest landlords also had many places for rent.

It's clear there's been a “flight to quality” as the student population has shrunk and as the rental housing market has become more competitive. Given the number of complaints I have heard over the years from students and others dismayed by the quality of the housing available to them, this is a good thing. Renters should be able to find safe, well-maintained, affordable housing, and with all the new building, now they can.

But it raises concerns in neighborhoods as landlords find they must shift their business model or sell their properties. I will be watching this closely and working with the City administration to try to make sure that neighborhoods retain their integrity for long-term residents in this new economic environment.

City Council Agenda

The [1] agenda for Tuesday night's City Council meeting does not look long or very controversial – but one never knows. We have a 90-day budget for the reconstituted CCTB, an ordinance legalizing video gaming, a resolution regarding a feasibility study for a TIF district, and, once again, staff proposals regarding water and sewer fees.

5.1. Contract with CCTB

Carbondale's visitors' bureau has appeared repeatedly on Council agenda since last February. At long last, a new board is in place and working. Staff has prepared a [2] 90-day contract that will allow them to operate until they can develop a strategic plan and seek full funding from the City.

As the cover sheet indicates, this contract includes

the completion of a website, development of a welcome center, payment of outstanding bills, filing of all necessary state and local reports, hiring of an interim director and the review/amendment of the by-laws. In order to accomplish these tasks, the Bureau is requesting funding in the amount of \$75,000. This funding will allow the Bureau to match the amount available from the State Office of Tourism which is anticipated to be approximately \$60,000.

I'm pleased to see that the contract includes specific language regarding what must appear on the website, including detailed and searchable information for visitors and for event and meeting organizers, including an application for event planners who seek support from the Bureau. It also specifies minimum attributes for the Welcome Center, and detailed monthly performance reports to the City Manager.

5.2. Video Gaming

Some while back Council members were approached by the Elks Club regarding changes in Illinois' [3] video gaming laws. This fall, new regulations will require all civic organizations that have had "gray" gaming machines to use only State-approved machines that are integrated into the State video gaming control system. The Elks Club asked us to allow video gaming in Carbondale so they could continue to offer this entertainment to their members.

With the permission of the municipality, the State allows video gaming machines in any fraternal, veterans', or business establishment that holds a liquor license. At the present time, Carbondale prohibits video gaming.

Mayor Fritzler asked the Human Relations Commission to give Council a recommendation. The HRC recommends that Council allow qualified Carbondale businesses to operate video gaming terminals. We will discuss and vote on [4] an ordinance that would do this.

I initially had concerns regarding video gaming in retail establishments holding liquor licenses. However, as I reviewed the [5] Illinois Gaming Board law and rules, I became persuaded that it would be difficult to seriously abuse these machines. As the cover sheet and attached [6] fact sheets indicate, no business or organization can have more than five terminals and they must be placed in [7] a supervised area accessible only to persons over 21 years old. The [8] ICMOA fact sheet stresses that

Video gaming in Illinois will have a maximum \$2 per hand betting limit (and a 5-cent minimum), with an expected payout of 90 percent, meaning that approximately 90 cents of every dollar bet will be paid back as winnings. Under those circumstances, someone who played 500 hands of video poker could bet no more than \$1,000, and on average, would likely win back \$900, leaving an actual loss of just \$100.

I welcome your input.

5.3 Water and Sewer Fees

Council is considering raising some water and sewer fees. Perhaps third time will be the charm. This item, [9] revising sewer and water fees and agreements, was pulled from the July 17 agenda and, after considerable discussion at our last meeting, we sent it back for some refinements.

Several people had contacted me about allowing customers to pick their payment date. It turns out the City billing software will not allow this option and new software is two to three years away from being purchased. Staff did, however, agree to extend the due date from invoice to 21 days (it is currently 14 days).

Council also had reservations about changing policy regarding transferring and refunding deposits. The current proposal allows transfers and refunds after account holders have eight years of reliable payments.

I also have concerns about the City keeping service deposits without returning the interest earned to the customers. The State requires that landlords return damage deposits with interest earned to tenants; the City should do the same for service deposits.

The rest of the proposal is unchanged. I welcome your input.

5.4. TIF District Resolution

At our [10] June 26 meeting, Council discussed [11] a proposal to create a second TIF district in Carbondale's downtown area.

The [12] item on Council agenda this week authorizes a feasibility study to designate the Redevelopment Project Area Illinois-University Corridor TIF- #2.

Staff is also considering a third TIF district that would include the old high school buildings and the armory. A strip of houses along the east side of Oakland would be included to connect the two properties. City Manager Baity assured me that the houses and the old Coca Cola warehouse currently being used as an auto repair shop in violation of City Code, which are zoned R-1, would not be affected by the TIF. The zoning would remain R-1 and the warehouse would remain a legally non-conforming warehouse, useable only as a warehouse or as a single-family residence.

I appreciate hearing of any interest or concerns these proposals raise.

SIU Enrollment

We don't yet have enrollment figures for this semester, but I saw a [13] blog post about law school enrollments that is both positive and troubling. [14] Thirty-nine law schools had a greater than 10 % decrease in enrollment between 2010 and 2011, including the three public law schools in Illinois. University of Illinois has declined 19.3 %; Northern Illinois University declined by 23.7 %, and SIU declined by 16.67 %.

It's troubling that SIU's law school enrollment has declined; it's heartening that its decline is significantly less than either UIUC or NIU.

1. <http://ci.carbondale.il.us/node/3112>
2. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/082112/Item%205.1Tourism%2090Day%20Contrac.pdf>
3. <http://www.ilga.gov/legislation/ilcs/ilcs5.asp?ActID=3095&ChapterID=25>
4. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/082112/Item%205.2%20Amending%20Title%20Five%20Regarding%20Video%20Gaming.pdf>
5. <http://www.igb.state.il.us/VideoGaming/default.aspx>
6. <http://www.scribd.com/doc/94449796/Legal-Overview-of-the-Video-Gaming-Act>
7. <http://ilga.gov/commission/jcar/admincode/011/011018000H08100R.html>
8. <http://www.icmoa.org/myths--realities.aspx>
9. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/082112/Item%205.3%20Amendment%20to%20Title%20Sixteen%20Water%20Sewer%20Fines%20Fees.pdf>
10. <http://www.adamscarbondale.org/revitalizing-and-reinvesting-in-carbondale>
11. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/062612/Item%205.6%20Creation%20of%20new%20TIF%20district.pdf>
12. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/082112/Item%205.4%20Tax%20Increment%20District.pdf>
13. <http://lawprofessors.typepad.com/legalwhiteboard/2012/08/updated-comparison-of-2010-and-2011-enrollment-and-profile-data-among-law-schools.html>
14. <http://lawprofessors.typepad.com/files/2011-2010-comparison-august-version-abalsac-dataset-detailed-lsalandgpa-39-schools--1.pdf>

3.9 September

\$100,000 to Park District? - Council to decide Tuesday (2012-09-07 09:57)

City Council Meeting

Tuesday, September 11, 7:00 p.m.

A number of issues are before us at Tuesday's City Council meeting, but I want to address one immediately so readers may make your views known to Council members and the Mayor. This is the issue of whether the City should provide \$100,000 to the Carbondale Park District's[1] Super Splash Park.

The Park District has received a \$2.5 million grant from Illinois Department of Natural

Resources (IDNR) for an aquatics center, to be built at the Superblock off Giant City Road and East Walnut St. They must match this grant with at least \$625,000, and are trying to raise \$900,000.

Mayor Fritzler is asking Council to approve a donation of \$100,000 toward this match, and that this donation come from the newly reorganized Carbondale Convention and Tourism Bureau's budget. He seeks a commitment of \$60,000 this year and \$20,000 in each of the two coming years.

I first heard about efforts to build a swimming pool 1970s. Many efforts to build an aquatics center have failed.

I'm delighted that a citizens' committee has done the heavy lifting to develop a concrete proposal that landed this successful grant. It is long overdue. Our young people need unstructured recreational facilities, and this aquatics center will go a long way to meeting this need.

However, I am in principle opposed to giving City tax revenues to other taxing bodies. I opposed the City contributing \$20 million to Saluki Way. I opposed and voted against the City funding Elementary School District 95's summer educational program, although I think such programs help many children return to school prepared to meet their new grade.

We have many excellent organizations that exist almost entirely through volunteer labor, small grants and donations. They do not have access to tax dollars. If the City has an extra \$100,000 of its tax revenues to donate, I believe that it is better to support some of these organizations than to give funds to another taxing body.

Carbondale is a high tax city

Our residents are already taxed at rates higher than other neighboring municipalities. I am told over and over that Carbondale's high taxes drive prospective homebuyers into other locales. Property taxes are a particular burden on fixed income families and the elderly. In order to pay increased pension costs, the City reinstated a property tax in 2011.

The City's revenues, primarily from sales taxes, are essentially flat, while costs continue to rise. With enrollment falling at the University, and hiring nearly frozen, City finances are going to be very tight for the foreseeable future.

I believe City Council's first priority is to take care of the City's needs. That means expecting other taxing districts to also find ways to live within their means.

Matching funds

Most grantors, such as the IDNR, require a match so they can be confident that the project has real public support. If it's a boondoggle the public will not support it. If it's worthwhile, the public will. If, instead, the money is derived from other taxing districts then its broad public support is suspect.

The plans for the aquatics center were developed by a group of dedicated volunteers. However, the grant was conceived with not much public awareness and virtually no public

debate.

I believe there may be a broad and deep desire for this aquatics center. The fund raising gathering at City Hall last month was impressive. If the desire is as strong as the promoters believe, it will be demonstrated through private donations, large and small.

Further, the aquatics center will serve not only the residents of Carbondale but also the people who live in the surrounding area. Many of the most area's prosperous subdivisions are outside of the City, and they will be among the families who benefit from the facility. They also need to show their commitment to this project.

Should CCTB contribute the funds?

The mayor seeks to make this donation from CCTB funds. The tax monies that support CCTB come from the City's lodging tax; they are explicitly targeted to develop and promote Carbondale as a destination for overnight guests. While the Super Splash Park can be expected to be a regional draw, it is unlikely it will draw many overnight guests. Moreover, the Super Splash Park will only be open a few months of the year.

The CCTB Board is working hard to develop a strategy for the rest of this fiscal year and the future. They have not yet developed a budget for the rest of the year. While I understand the new Board has agreed to have an additional \$50,000 taken from this year's allocation, I fear that decreasing their share of the lodging tax to \$217,500 will hinder their ability to accomplish the goals that the City Council has charged them with.

If, after CCTB has developed their goals and budget for this fiscal year, they find they can spare \$50,000, we should issue an RFP. This RFP would require organizations to make the case that these tax dollars would help them promote and develop Carbondale as a destination for overnight visitors.

We might, at that point, decide that the Park District's aquatics center would most effectively accomplish this. Or we might find that other organizations would more reasonably use these extra dollars.

In any event, this proposal is, minimally, premature, and perhaps unwise. I am leaning against voting for this proposal unless a more persuasive case can be made by the Mayor.

This is your money, so please make your opinion heard – to me, to the other Council members and Mayor, and at next Tuesday's City Council meeting.

1. <http://www.cpkd.org/contact.html>

(2012-09-11 10:56)

City Council September 11, 2012

We only have three issues on our General Business [1]agenda, but that does not mean the meeting will be short.

Item 3 is [2] Ordinance Amending Title Eighteen (18) of the Carbondale Revised Code as it Relates to Parking Fines and Fees. Council and City staff have been discussing this for a while, trying to iron out the kinks.

Parking meters serve two purposes: They regulate parking so that prospective customers can easily patronize local businesses, and they raise money to maintain the parking lots. Current revenues – unchanged since 1999 – do not cover the expenses of maintaining the lots, so staff is recommending some revisions.

I think anyone would say that, at 25 cents an hour, Carbondale's parking meters are cheap. Staff recommend that parking meter fees stay low, but that fines for violations and for late payments increase – from \$3.00 to \$7.00 if the fine is paid within two business days and from \$7.00 to \$10.00 if paid between 3 and 13 business days. Staff proposes increasing fines for illegal parking and parking in a handicap space, as well.

These charges are considerably less than those in nearby cities surveyed by staff: Murphysboro, Paducah, Cape Girardeau, and DuQuoin.

Staff also recommend increasing permit fees, raising senior permits from \$4.00 to \$8.00, and raising per day, per week, and per month fees for parking in a single lot. They also recommend an option of purchasing a general parking permit in two lots, and adding a 5-month semester discount of 20 %.

They have deferred decisions regarding potential conflicts between permit holders and local businesses, particularly at the lots near the Amtrak station. The lot adjoining the Amtrak station to the south earns the highest revenue of any lot, largely through permit sales for park and ride Amtrak passengers. But, the permit holders make it difficult for people picking up or dropping off passengers to park, and it, and the adjoining lot, fill up on the weekends, when our local entertainment venues have the most business. It's always a problem juggling different legitimate interests. Deliberations on how to resolve these conflicts will continue.

5.1 [3] Ordinance Approving a Budget Adjustment to Create the Special Tax Allocation #2 Fund and to Transfer Funds From the Special Tax Allocation Fund (TIF District #1) to the New Fund

This ordinance is technical. It establishes a special fund for the planned TIF #2 that encompasses most of Downtown, and enables Accounting to transfer funds from the TIF #1 fund into it so the consultants can be paid.

5.2 2. [4] Resolution Authorizing the City Manager? to Execute a Contract With the Carbondale Park District

Mayor Fritzler is proposing that Council designate \$100,000 of the lodging tax designated for Carbondale Convention and Tourism to the Carbondale Park District for the aquatics center match. The ordinance would designate \$50,000 this year and \$20,000 in the next two years. Council has already approved \$10,000.

I [5] wrote at length about this proposal last Friday, and I've posted some of the responses from readers on my public [6] Facebook page . While everyone I've communicated with thinks the City needs a swimming pool, some are very strongly in favor of the City contributing to the aquatics center; others are vehemently opposed, and some argue that the donation should not be taken from the CCTB budget.

As I stated in my blog, I am in principle opposed to the City granting tax dollars to other taxing bodies. This principle is one that I think the Council should follow, but I understand there may be exceptions. We are, however, faced with flat or falling sales tax revenues – the City's major funding source. So we must be very careful stewards of the City's tax monies.

This is an especially difficult decision for me since so much of the funds are derived from a State Grant, an opportunity that may only come once in a lifetime. It seems like a gift after all the years of hard work by volunteers.

However, I've seen no rationale for the City making this large commitment of tax funds this early in the Park District's fundraising campaign. The Park District does not yet know if it has received the crucial \$300,000 grant it has applied for from State Tourism.

Before giving taxpayer's money to the Park District, I want to be sure that there is widespread public support for the aquatics center, demonstrated through ample private donations.

Further, if, after CCTB has had time to reorganize and develop a full budget for the remainder of the year, it finds it does not need \$50,000, other organizations as well as the Park District should be able to make the case that they can make the best use of these funds.

My choice is to ask for more time from the Council so that the outlines of this effort are very clear and substantial. There is no reason to rush this process.

I would like to highlight one item on the Consent Agenda:

7. [7] Ordinance Authorizing Acceptance of a Grant Through the Illinois Emergency Management Agency (IEMA) and Approving a Budget Adjustment to the FY 2013 Budget. This ordinance accepts a grant and adds additional funds not included in the budget for necessary purchases by the Fire Department. These funds will match an Illinois Emergency Management Agency (IEMA) grant to upgrade the Fire Department's radios, replace an aging thermal imaging camera that cannot be repaired (used to locate victims in a smoke filled atmosphere by identifying the victim's thermal signature), and hire a replacement for a retiring fire fighter. These new expenditures, including the grant, total \$20,732.00.

These seemingly routine expenditures reveal the inner workings of a professional and well-run program. Radios that meet new federal requirements, thermal imaging cameras that allow firefighters to locate victims in a smoke-filled space, anticipating retirements and beginning the process of hiring replacements. It's what makes our City tick and allows us to

feel secure.

1. <http://ci.carbondale.il.us/node/3113>
2. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/091112/Item%205.3%20Parking%20ines%20and%20Fees.pdf>
3. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/091112/Item%205.1%20Special%20Tax%20Allocation%20Fund%202.pdf>
4. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/091112/Item%205.2%20%20Park%20District%20Aquatics%20Park%20Contract.pdf>
5. <http://www.adamscarbondale.org/blog>
6. <https://www.facebook.com/adamsforcarbondale>
7. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/091112/Item%204.7%20Ordinance%20accept%20grant%20form%20IEMA.pdf>

Thinking of Running for a City Office? (2012-09-25 08:33)

As the state and national elections heat up, it's easy to forget that democracy begins at home, in our own communities.

Local elections are next April, but prospective candidates can begin circulating petitions next Tuesday, September 25. Filing deadlines differ, depending on the office. See the list of local offices below.

Three City Council members, three Carbondale Park District commissioners, four Elementary School District #95, and four High School District #165 board members will be up for election.

I ran for City Council because I wanted to help renew and revitalize our residential neighborhoods and downtown business districts. Our schools and parks are core institutions, determining the degree to which the city and its people thrive.

Our nation, state, and region are navigating a very rough economic downturn and restructuring. The policies we establish and the priorities we set in the next few years will determine, to a great extent, how we weather these tight times and how we meet the inevitable recovery. The times call for strong fiscal management and setting in place creative and visionary policies that will prepare us for the future.

If you share my [1] vision for Carbondale and are interested in running for public office, please [2]contact me.

Positions up for election starred, underlined , and *italicized*

Carbondale City Council (3 positions up)

Pick up petitions at City Clerk's office, City Hall

Filing period: 8:00 a.m. Mon. Nov. 19 - 5:00 p.m. Mon. Nov. 26 (City Hall closed Nov. 22 and 23 for Thanksgiving)

Joel Fritzler, Mayor

Council members

Jane Adams
Lee Fronabarger
Lance Jack
Corene McDaniel
Don Monty
Chris Wissmann

Carbondale Park District Board of Commissioners (3 positions up)

Pick up petitions at Hickory Lodge

Filing period: 8:00 a.m. Dec. 17 - Dec. 25

Harvey Welch - President
Lawrence Erickson - Vice President
Carl Flowers - Treasurer
Theresa Hogan - Commissioner
Lizette R. Chevalier - Commissioner

Carbondale Elementary School District #95 (4 positions up)

Pick up petitions at District office

Filing period: 8:00 a.m. Dec. 17 - Dec. 25

Roger Pfister , President
John Major, Vice President
Paula Smith Feigenbaum , Secretary

Members:

David Biggs
Amy Erickson
Elizabeth I. Lewin
Andrea Rendleman

Carbondale Community High School #165 (4 positions up)

Pick up petitions at District office

Filing period: 8:00 a.m. Dec. 17 - 5:00 p.m. Dec. 25

William Sherwood, President
Dr. Mike Durr, Vice President
Kathy Booziotis, Secretary

Linda Flowers
Vicky King
Michael G. Neill
Francis Tsung

1. <http://www.adamscarbondale.org/>
2. <mailto:jane@adamscarbondale.org>

City Council Meeting Tonight (2012-09-25 09:29)

7:00 p.m. Tuesday, September 25, Civic Center

This City Council [1] agenda is light, with a public hearing, two items returning from previous meetings for final approval, a number of contracts related to much needed Public Works projects, and other routine but important matters needing Council approval.

Also, today candidates for City Council, school boards, and the Park District can begin circulating petitions for the April election. I've posted information about these elections [2] [here](#) .

3.1 Public Hearing

Intertape Polymer Group, which operates in the Bicentennial Industrial Park off of U.S. 51 and Dillinger Road, [3] wishes to purchase the City-owned lots adjoining their current facility for future growth and expansion. If anyone wishes to speak for or against the sale of these parcels, or seeks further information, this is the time to come forward.

Consent Agenda

Two items on the Consent Agenda bring items that were withdrawn or overlooked at our last Council meeting.

4.5 is the proposed [4] 2013 calendar of City Council meetings.

4.6 is a [5] resolution establishing parking fees . At our last Council meeting we passed an ordinance revising the City's parking fines and fees; however, a resolution (in contrast to an ordinance) regarding parking fees was not included in our materials and consequently we did not pass this necessary resolution. This item clears up this legal requirement.

Additionally, we are [6] asked to approve the Mayor's choices of Rod Sievers to CCTB, Blaine Tisdale to the human Relations Commission, and Kathy Benedict, Kevin P. Clark, and Dorothy Ittner to the Preservation Commission.

Other items on the Consent Agenda include items authorizing contracts for several projects being undertaken by our Public Works department:

4.7 authorizes for the City to [7] award a contract

to Amrent Contracting, Inc. for UV renovations to the Northwest Water Treatment Plant. The bids came in \$18,004.00 over the budgeted amount, but staff believe that the extra amount can be provided through reallocating funds within the sanitary sewer and wastewater budgets.

4.8 awards a [8] contract for sidewalk improvements . If you have damaged sidewalks near your home, this item will let you know if your sidewalk is on the list to be fixed in the near future. If your sidewalk is not on the list but needs repair, contact Public Works [insert contact person]

4.9 is a resolution [9] accepting grants from DCEO for much needed water and sewer improvements. These grants, from the Illinois Capital Bill, will allow the City to install emergency back-up electric generators and other upgrades at the Cedar Lake pumping station and emergency generators for lift stations in the City's sanitary sewer system. Construction should begin on these projects by spring 2013.

4.10 seeks [10] an amendment to the agreement for engineering services for the City's [11] Water Storage Facility Project that Council authorized at our June 26 meeting.

The last item on the Consent Agenda, 4.11, authorizes the City Manager to [12] acquire three lots from Jackson County's real estate trustee, for \$700 each. Two of these parcels are vacant lots adjoining City property that are already, by default, maintained by the City. The third has a building that is vacant and unsafe; it would cost considerably more to obtain a court order to demolish the building than it would to purchase the lot outright.

Item 5.1 is an [13] ordinance annexing several lots within and adjacent to the Lakeland Hills Subdivision. When the City extended sewer service to the subdivision, lot owners signed agreements that they would be annexed when the City's boundaries became contiguous. That time has now arrived, and they have petitioned to come into the City.

Item 5.2 approves an agreement with the firm that is buying the Stadium Grille building [14] to apply TIF funds to reimburse up to \$330,622.00 of their costs. Bandanas, a regional bar-b-que chain, plans to open a restaurant in the building.

And that's it!

1. <http://www.ci.carbondale.il.us/node/3114>
2. <http://www.adamscarbondale.org/thinking-of-running-for-a-city-office>
3. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/092512/Item%203.1%20PH%20Bicentennial%20Park.pdf>
4. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/092512/Item%204.5%20Approval%20of%20Council%20Calendar%202013.pdf>
5. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/092512/Item%204.6%20Amending%20parking%20fees.pdf>
6. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/092512/Item%204.4%20appt%20to%20boards%20and%20commissions.pdf>
7. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/092512/Item%204.6%20Amending%20parking%20fees.pdf>
8. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/092512/Item%204.8%20Award%20of%20contract%20sidewalk%20Imp.pdf>
9. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/092512/Item%204.9%20DCEO%20Grant%20Acceptance.pdf>
10. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/092512/Item%204.10%20CMT%20Con>

tract%20Modification%20for%20Constructing%20Engineering

11. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/062612/Item%205.5%20IEPA%20Loan%20Requirements%20for%20cip%20WS0202.pdf>

12. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/092512/Item%204.11%20Acquisition%20of%20Real%20estate%20BA%20ordinance.pdf>

13. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/092512/Item%205.1%20Annex%20lots%20in%20Lakeland%20subdivision.pdf>

14. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/092512/Item%205.2%20Bandanas%20BBQ%20resolution.pdf>

3.10 October

Short Council Meeting Anticipated (2012-10-10 12:00)

Tuesday, October 9, 7:00 p.m., Civic Center

Tonight's City Council [1] agenda deals almost entirely with the City's business. It shows City Hall's focus on the mostly non-controversial aspects of government – making sure that the finances are properly dealt with, that the sewer system works well, and that construction of the new fire station moves forward. There's a bit of important housekeeping as well: implementing Council's mandate to take back decision-making over property transfers from the Mayor. A property owner also seeks to re-zone a parcel of land.

Two ordinances before us take up issues that were controversial when enacted.

5.2. [2] Ordinance Amending Title One (1) of the Carbondale Revised Code as it Relates to the Sale and Transfer of Real Estate reverses an action taken January, 2011 ([3] Item 6.4 in the minutes). The previous Council authorized the mayor, without legal notice, public hearing, or Council approval, to transfer City-owned residential lots valued at less than \$1,000. At the time Don Monty spoke against this change; the ordinance now before Council returns control over all sales of property to the City Council, with publication of a legal notice and a public hearing. Mike Neill, Corene McDaniel, Chris Wissmann, and Brad Cole supported giving the mayor sole control; Steven Haynes, Joel Fritzler, and Mary Pohlmann opposed it.

Item 4. 4. [4] Obligation Retirement Resolution for the 2006 Street Improvement Program Bonds fulfills a state requirement regarding the \$5,690,000 obligation bonds Council authorized in 2006 for re-surfacing City streets and reconstructing specified streets. This bond will be paid off in FY 2016; until then, because Council committed a portion of our State Motor Fuel Tax to pay off these bonds, Council must annually pass an "Obligation Retirement Resolution" – the item on the agenda.

The Street Improvement Program was established to resurface all oil and chip streets in Carbondale with bituminous material and to reconstruct Reed Station Road from Illinois Route 13 to East Walnut Street, South Wall Street from East Park Street to East Pleasant Hill Road

and Schwartz Street from Oakland Avenue to Eason Drive. All of these projects, except the reconstruction of Schwartz St., have been accomplished.

The Program was controversial at time it was passed (the minutes of [5] Item 6.3 on the April 19, 2005 agenda summarizes the discussion). It was paid for by raising the local motor fuel tax from \$0.02 to \$0.03 per gallon, beginning July 2005, obligating a portion of our State Motor Fuel Tax, and drawing from the City's General Fund for 10 years. Lance Jack, Corene McDaniel, Chris Wissmann and Brad Cole voted for the program. Sheila Simon and Maggie Flanagan voted no. Steven Haynes abstained because of a business conflict.

Consent Agenda

Other items on the agenda are largely procedural, but important to the orderly and legal operations of the City.

4. 5. [6] Ordinance Authorizing a Budget Adjustment Establishing the FY 2013 Police Department Contingency Fund is, like item 4.4, an annual budgeting requirement. The Contingency Fund contains seized and forfeited funds to be used in drug enforcement activities, the City's share of the Illinois Charitable Games Tax that is restricted by state statute for Police Department activities; Court Supervision Fees restricted by State Law for purchasing police vehicles; and private gifts and donations received for specific programs.

4. 6. [7] Ordinance Authorizing the Addition of a Justice Assistance Grant to the Police Department FY 2013 Budget in the amount of \$15,195. This U.S. Department of Justice grant addresses funding disparities among jurisdictions. While Carbondale receives the grant, it must be shared equally with Jackson County. This ordinance accomplishes this mandate. The Carbondale Police Department plans to use its share of the funds to purchase a utility task vehicle.

4.8. [8] Resolution Authorizing the City Manager to Execute an Engineering Agreement for the Sanitary Sewer Inflow and Infiltration Study (SA1301). The FY 2013 budget we passed in April included a study of the City's sanitary sewer system to determine where storm water is infiltrating the system. Storm waters should not enter the sanitary sewer system; however, many of the City's sanitary sewer lines are very old, with many breaks. When storm water to enter the system it sometimes backs up into homes and businesses and excess flow overloads our water treatment facilities. The study authorized by this resolution will contract for \$167,286.50 with [9] RJN Group, Inc. of St. Louis. This fiscal year they will analyze two sanitary sewer basins that flow into the northwest wastewater treatment plant off of New Era Road. Remediation and construction will be addressed in FY 2014.

4. 7. [10] Ordinance Approving Pam Doolittle's Request to Rezone Property at 1580 North Reed Station Road from BPL, Planned Business to AG, General Agriculture asks Council to return this parcel to its original zoning in order to make it more attractive to a potential purchaser. Staff recommend that Council approve this request. Finally, **5.1. [11] Resolution Approving the Final BPL, Development Plan for Fire Station #2 Proposed at 401 North Glenview Drive** seeks approval of the site plan for the new Fire Station. I'm glad to see this much-needed project move ahead, and look forward to our fire fighters be able to move in.

Budgeting Reveals City Priorities As with our personal budgets, the City's budget *and expenditures* reveal City priorities. When the City Council passed the Street Improvement Program seven years ago, it included three major road reconstruction projects:

- On the far east side, reconstruction of South Reed Station Road improved access to the Business Park East, which is jointly operated by the City of Carbondale and Jackson Growth Alliance.

- South Wall Street, a main east side thoroughfare, was improved from E. Park St. to E. Pleasant Hill Road.
- Schwartz St. between S. Oakland Ave. and Eason Drive, the only residential street, main access to Church of the Good Shepherd, and one of the most poorly designed and maintained streets in the city, was targeted for improvement.

All these projects were warranted. However, only one project was not completed. Of the three projects, Schwartz St. was the most vital to residents and church-goers who use the street on a regular basis. For years our residential neighborhoods have suffered from neglect and disinvestment as the City and other taxing bodies promoted development on the periphery, particularly on the City's east side. Our downtown and older business districts suffered similar neglect, although in recent years increased energy and resources have begun to help revitalize these crucial business districts. I am heartened to see the City reinvesting in its water and sewer system. I hope this signals a new appreciation for our residential neighborhoods. Vital, well-kept, attractive neighborhoods are the heart of a community. Carbondale's residents put on a phenomenal number of events that draw people to the city from around the region. Just this last weekend, Main Street hosted an Art and Wine Fair, a dedicated group of volunteers brought musicians and other performers from around the Celtic world to the annual the Irish Festival, the Friends of Traditional Music and Dance held their monthly contradance, the Neighborhood Coop held a tent sale, Green Earth and Keep Carbondale Beautiful held a native plant sale, the Stage Company launched its new season, and the Terriers played football, to name only the most widely publicized events. The previous weekend – Parents' Weekend at SIU – was about as busy, and next weekend – SIU's Homecoming – promises the same. This community generates tremendous energy and talent. The City needs to focus its priorities on the people who make this town work – the residents and businesses who maintain their neighborhoods and give countless hours and tens of thousands of dollars to voluntary organizations, and whose livelihoods and homes are in this town.

Friday, October 26 - Deadline for submitting Capital Improvement Suggestions for the City's Community Investment Program (CIP). If you have capital investment needs in your neighborhood, let the City know. Do you have drainage problems? Want curbs, gutters, and storm sewers on your block? Need your street or sidewalk repaired? Want a safe bike route for your daily trip to work? Have other ideas for infrastructure the City needs to invest in? send them to Citizen Assistant [12] Janice Hampton The [13] list of projects is published annually in the City [14] Budget .

1. <http://www.ci.carbondale.il.us/node/3115>
2. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/100912/Item%205.2%20Title%20ne%20Amendment.pdf>
3. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2011-agenda/020811/January%2018%202011%20regular.pdf>
4. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/100912/Item%204.4%20Ret.%20Res.%20for%202006%20Street%20Imp%20bonds.pdf>
5. <http://ci.carbondale.il.us/sites/default/files/Council%20Minutes/2005%20Council%20Minutes/April%2019%202005%20regular.pdf>
6. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/100912/Item%204.5%20Establishing%20Police%20Contingency%20Fund.pdf>
7. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/100912/Item%204.6%20JAG%20Funding%20Acceptance.pdf>

8. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/100912/Item%204.8%20Execute%20Agreement%20SA1301.pdf>
 9. <https://www.rjn.com/>
 10. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/100912/Item%204.7%20Doolittle%20request.pdf>
 11. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/100912/Item%205.1%20New%20Fire%20station%20%232.pdf>
 12. <mailto:jhampton@ci.carbondale.il.us>
 13. <http://ci.carbondale.il.us/sites/default/files/pdf/financial-13/cipALLLIST.pdf>
 14. <http://ci.carbondale.il.us/node/3807>
-

VOTE NO on Constitutional Amendment 49 (2012-10-30 15:40)

The amendment to the Illinois Constitution, [1] Constitutional Amendment 49 , on this year's ballot is at best a sham, and at worst a deceptive effort to erase existing Constitutional protections for people in Illinois' many public pension systems.

Policy groups across the political spectrum oppose it.

The [2] Illinois Policy Institute , proponent of "economic liberty and free market principles", says Amendment 49 purports to address the state's pension crisis, but does no such thing.

The liberal-leaning [3] Center for Tax and Budget Accountability concurs. Their analysis shows that the State's pension crisis is due primarily to the State's failure to contribute its share to the pension fund (44 %) and to recent decreases in investment returns (22 %). Benefit increases account for less than 10 % of the growth in unfunded liabilities.

Further, these and other opponents of the amendment argue, the language of the excessively long amendment is confusing. It will undoubtedly lead to many lengthy and expensive lawsuits as the courts seek to determine what the amendment actually means.

The [4] League of Women Voters also urges voters to vote no on the amendment.

Pensions for City employees are covered by the amendment, although State law requires the City to fully fund its employees' pensions. So City Council does have an interest in the outcome, albeit a small one.

More important, the outcome of the vote potentially affects many – probably a significant majority – of Carbondale's and the region's residents. Government is the region's largest employer and most of those employees are covered by pensions that the State has failed to fully fund – public schools, community colleges, SIU, and directly for the State. Many of the region's residents, like myself, are retirees who rely on State pensions.

If the Illinois legislature and governor try to slide out from under their failure to contribute to the pension systems, and to solve their dereliction of duty by cutting public employee pensions, it will decrease many of our residents' real income. Any decrease in real income shows up in decreased purchasing power, affecting the entire regional economy.

Illinois' Pension System chronically underfunded

My father retired from the State Employment Security Division in the early 1970s. At that time state pensions had a 2 % COLA. Over the next decade, as [5] inflation reached more than 13 % (average more than 8 %), his pension income evaporated. In 1975[6] Social Security instituted a COLA based on the CPI; in 1978, when the inflation rate reached 7.6 % (it had hit 11 % in 1974) [7] Illinois raised its COLA to a flat 3 %.

Because Illinois already had a long history of underfunding its pension systems, the [8] 1970 Constitution included the now-famous language assuring that *"Membership in any pension or retirement system of the State, any unit of local government or school district, or any agency or instrumentality thereof, shall be an enforceable contractual relationship, the benefits of which shall not be diminished or impaired."* (see [9] this site for the full debate.)

Some analysts believe that the language of Constitutional Amendment 49 could abrogate this clause, allowing the State to change the terms of employees' and retirees' pensions at will.

Constitutional Amendment 49 does not address the cause of Illinois' pension crisis - the long-standing and completely bi-partisan refusal of the State legislature and governor to pay their obligations to the State pension systems.

Vote NO on Constitutional Amendment No. 49.

Hurricane Sandy

As I write this Hurricane Sandy's winds have reached us. We watched last night as the storm made landfall with a more than 13 foot high tide/storm surge in lower Manhattan and New Jersey. The wreckage on the east coast is nearly unimaginable. My daughter (safely ensconced in Arizona) sent this page of [10] images posted by the UK's Daily Mail, from the night's destruction. Our family in the Williamsburg section of Brooklyn rode out the storm safely.

Our thoughts are with those who have lost so much in this horrific storm.

1. <http://ilga.gov/legislation/billstatus.asp?DocNum=49&GAID=11&GA=97&DocTypeID=HJRCA&LegID=67098&SessionID=84>
2. <http://illinoispolicy.org/blog/blog.asp?articlesource=5187>
3. http://www.ctbaonline.org/New_Folder/Pension/Issue%20Brief%20June%202012_%20HJRCA0049_Revised.pdf
4. <http://www.lwvil.org/LWVIL%20Opposes%20HJRCA49.pdf>
5. http://inflationdata.com/inflation/Inflation_Rate/HistoricalInflation.aspx
6. <http://www.ssa.gov/cola/automatic-cola.htm>
7. <http://teacherpoetmusicianglenbrown.blogspot.com/2012/03/cola-cost-of-living-adjustment-is-it.html>
8. <http://www.senatedem.ilga.gov/images/pensions/D/Madiar%20Pension%20Abstract%2003-02-11.pdf>
9. <http://www.senatedem.ilga.gov/index.php/component/content/article/108-public-information-brochures/1517-pension-debate>
10. <http://www.dailymail.co.uk/news/article-2225108/Hurricane-Sandy-2012-Obama-declares-major-disaster-New-York-33-people-die-Superstorm.html>

3.11 November

Who dedicates buildings? and more (2012-11-13 12:25)

City Council

Tuesday, November 13, 7:00 p.m. Civic Center

Liquor Control Commission

New Restaurants Opening

Two new eateries are applying for liquor licenses, [1] Bandana's Bar-B-Q on the east side, in the old Stadium Grill building, and [2] Nikki's Place at 2461 West Main Street.

The [3] fourth quarter reports from the Fire Department, Building and Neighborhood Services, and Police Department is also posted. It looks as if violations are down from a year ago.

City Council Meeting

The City Council has a good bit of business [4] on its plate , including an [5] ordinance promoted by some Council members to require Council approval of plaques and other memorials.

You are probably aware of the [6] flap over the Mayor's decision to place a bronze plaque dedicating the Public Safety Center to the memory of Officer Lenard "Lon" Sizemore and to the other Carbondale police officers, which covered the existing cornerstone bearing former Mayor Brad Cole's name. The [7] Carbondale Times was the first to note the effacement of the limestone engraving, and had some [8] sport with it.

I could not help but think about what a future generation will wonder when, repairing or demolishing the building, they find the bronze plaque covering up the stone engraved with a mayor's name, the two engravings separated by some 16 months (Nov. 27, 2010; March 31, 2012), and then, searching the archives, they find that the public and Council members were unaware of the effacement until November 2, 2012.

The proposed ordinance requires Council approval of all honorary commemorations in street names, government buildings, placement of statues and memorials, plaques and inscriptions, and other honorary markers.

I think this is good public policy.

Special Service Area extension

I don't think that most of the items on Council agenda will be controversial. However, at our last meeting I did not anticipate that the extension of the Special Service Area No. One – the special downtown taxing district that supports Main Street's work – would run into opposition.

But Herb Donow, the owner of the Island where US 51 North forks at University and Main, raised concerns about benefits of Main Street to the south end of the district, so Council deferred extending the taxing zone for another five years. It is [9] back on the agenda this month as item 5.2. Main Street has provided a list of projects that have benefited business south of Cherry St. If you are interested in what Main Street does, this letter gives an overview of their work. The Service Area is also mapped.

Savings on Insurance

For some months City staff have been examining our options regarding the city's [10] liability, property and workers compensation insurance for calendar year 2013.

For at least 20 years the Illinois Municipal League Risk Management Association has provided general liability, property, and workers compensation insurance. Carbondale is a member of the Illinois Municipal League, and one would expect to get the best coverage from a member organization like this. But, as City Manager Kevin Baity explains in the cover sheet, this does not seem to be the case.

During the last 5 years, the premiums have increased by over \$750,000 (78 %) from the 2008 policy year rate of \$978,000 [to \$1,736,525 this calendar year]. This is an average increase of over 15 % annually.

This year, dissatisfied with IMLRMA's steep rate increases, City staff solicited bids from interested insurance carriers. IMLRMA submitted a bid that was lower than last year's bid, but Arthur J. Gallagher's bid came in \$500,461 – 29.7 % – lower than IMLRMA. Gallagher's bid is \$1,183,262.

The terms are slightly different, with Gallagher having higher deductibles in a number of categories. However, the higher deductibles appear more than compensated for in the significant difference in costs.

It looks like City staff have done a good job saving taxpayers dollars.

Community garden proposal

[11] Last year Sorrell Kunath came before Council seeking title to a lot at 301 North

Marion St. adjacent to his home, for use as a community garden. At the time, a majority of Council members were concerned that Common Greens had not established its capacity to carry out such a project, noting that it is difficult to establish community gardens.

In the past year Common Greens has achieved 501(c)3 (federal non-profit) status and have developed specific steps necessary to build the infrastructure for the gardens. City staff has drawn up a [12] two-year lease with specific performance requirements before the land will be transferred.

I have not seen Common Greens' plans for recruiting participants in the project, nor am I clear how the property will be disposed of should the project fail. I am concerned about its probable success as there are already at least two other community gardens on the City's north side that do not seem to be operating at capacity.

If the project is a success it will make good use of a vacant lot. It will also contribute to widespread community efforts to develop local food systems and enhance our local food security.

"Fracking" Moratorium

A[13] resolution seeking a moratorium on "fracking" in Illinois is on the consent agenda. This resolution calls for "the Illinois General Assembly to enact a moratorium on high-volume horizontal hydraulic fracturing until such time as the health and environmental concerns of the people of Illinois are addressed; and Illinois has appropriate regulations and monitoring and enforcement capabilities in place to ensure high-volume hydraulic fracturing can be conducted without risk to the environment of the state and the health of citizens."

This is similar to a resolution passed by the Jackson County Board. Many individuals and groups in the area and around the state are working hard to make sure that, if gas companies do use this technology in Illinois, it will be safe and will be adequately monitored by the State.

Council should pass this resolution.

Carbondale the regional center for police emergency response

A routine-sounding [14] item on the consent agenda is more significant than it appears. Carbondale has recently assumed command of the combined Region 9 and Region 11 Mobile

Field Force team established by the Illinois Law Enforcement Alarm System (ILEAS) to respond to major emergencies.

(ILEAS) was formed in 2002 in response to the September 11, 2001 attacks as a joint venture of the Illinois Association of Chiefs of Police, the Illinois Sheriffs' Association and the Illinois Emergency Management Agency. It is tasked with coordinating responses to all sorts of civil emergencies and disorders, from natural catastrophes to terrorist attacks, as well as large events like the NATO summit held in Chicago. In its role as regional command center, Carbondale's police department will manage an equipment transport truck. This ordinance accepts this truck, granted by ILEAS.

Cemetery operations updated

New state regulations require updated [15] language to bring our code the city into compliance with state law for operation of the two city cemeteries.

Human Relations Commission Report

Jessica Bradshaw, president of the Human Relations Commission, will present a resolution regarding the [16] Charter for Compassion and activities related to this Charter.

City financial audit

The auditors have completed their audit (CAFR) of the city's last fiscal year books. It is [17] available for review and Council acceptance. Budgets and CAFRS for the past several years are [18] posted on the City website.

Infrastructure improvements occurring

New gas mains

You may have seen piles of dirt and heavy equipment at many intersections in the city. AmerenCIPS is installing new 6-inch gas mains throughout town. According to City Manager Kevin Baity, they started on the west side and are working their way east. They will be working for some time, probably through most of 2013. Once the mains are installed, Mr. Baity told me, they are hooking up the smaller service lines.

Locating storm water flows into sanitary sewers

A few weeks back Council authorized a comprehensive study of leakage into the City's sewer system during storm events. The city has retained RJN Group, Inc. to perform an

Inflow/Infiltration Investigation in the sanitary collection system that is south of W. Industrial Park, west of N. Illinois Ave, north of W. Willow St. and W. Sycamore Street, and east of N. Baine Drive. A description of the project and map is [19] posted on the city website.

You may see smoke rising from manholes and other access points to the sewer system, perhaps from exterior vents in your house and, very rarely, from drains in your house. The smoke is completely non-toxic, leaves no residue, and creates no fire hazard. Please see the city [20] web page for a full description of the process and directions if smoke should appear in your house.

1. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/111312/LC%20Item%203%20Bandana%27s%20A2%20License%20October%202012.pdf>
2. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/111312/LC%20Item%204%20Nikki%27s%20Place%20A1%20License.pdf>
3. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/111312/LC%20Item%205%20Fourth%20Quarter%20Reports.pdf>
4. <http://www.ci.carbondale.il.us/node/3117>
5. <http://www.explore.carbondale.com/sites/default/files/pdf/agenda/2012-agendas/111312/Item%205.5%20Amendment%20to%20Title%20One%20City%20Honorarium.pdf>
6. http://thesouthern.com/news/local/plaque-covering-cornerstone-causes-stir/article_1026b1a6-23dd-11e2-b401-0019bb2963f4.html
7. <http://www.carbondaletimes.com/110212cornerstone>
8. <http://www.carbondaletimes.com/photo-views>
9. <http://www.explore.carbondale.com/sites/default/files/pdf/agenda/2012-agendas/111312/Item%205.2%20Ordinance%20extension%20of%20downtown%20SSArea%20number%20one.pdf>
10. <http://www.explore.carbondale.com/sites/default/files/pdf/agenda/2012-agendas/111312/Item%205.1%20Agreement%20Gallagher%20Insurance.pdf>
11. <http://explore.carbondale.com/sites/default/files/pdf/agenda/2011-agenda/September%2020%202011%20Regular%20Meeting.pdf>
12. <http://www.explore.carbondale.com/sites/default/files/pdf/agenda/2012-agendas/111312/Item%205.3%20Ordinance%20Lease%20Agreement%20Common%20Greens.pdf>
13. <http://www.explore.carbondale.com/sites/default/files/pdf/agenda/2012-agendas/111312/Item%204.8%20Resolution%20Support%20Illinois%20Moratorium.pdf>
14. <http://www.explore.carbondale.com/sites/default/files/pdf/agenda/2012-agendas/111312/Item%204.9%20Accept%20ILEAS%20Mobile%20Field%20Force%20Vehicle%20Police.pdf>
15. <http://www.explore.carbondale.com/sites/default/files/pdf/agenda/2012-agendas/111312/Item%205.4%20Cemetery%20Revised%20Code%20Changes.pdf>
16. <http://charterforcompassion.org/the-charter/#charter-for-compassion>
17. <http://www.explore.carbondale.com/sites/default/files/pdf/agenda/2012-agendas/111312/Item%203.2%20Review%20and%20Accept%20FY2012%20Audited%20CAFR.pdf>
18. <http://www.ci.carbondale.il.us/city-carbondale-financial-overview>
19. <https://www.rjn.com/fieldDetail.php?id=10>
20. <https://www.rjn.com/fieldDetail.php?id=10>

Property Tax Levy to be Considered (2012-11-27 11:23)

City Council Meeting Tonight

7:00 p.m. Civic Center

I hope you had a sumptuous Thanksgiving. We spent ours with two of our children who were able to come here for the holidays – the first time they’ve been able to come back for some time. We enjoyed good food and good cheer.

This week, in order to comply with the Truth in Taxation law, we must review the [1] 2012 property tax levy for the City and for the Carbondale Public Library. The law requires at least 20 days between Council’s first determination of the levy and the adoption of the levy ordinance. We will vote on the levy ordinance at a special meeting to be held December 27, where we will also vote on the proposed TIF districts.

Staff recommends that we set the City’s property tax levy \$851,136, an increase of \$40,407 (4.98 %) over the amount levied in 2011 and in 2010. This levy will be used to pay the Fire Pension Fund and the Police Pension Fund.

State-mandated contributions to the Police Pension Fund continue to increase sharply, while contributions to the Fire Pension Fund have decreased somewhat, as you can see in the chart below.

2012

2011

Increase (decrease)

% Increase/ Decrease

Police Pension Fund

1,954,141.00

1,521,691

432,450

28.4 %

Fire Pension Fund

747,425.00

792,453

(45,028)

-5.7 %

Total

2,701,566.00

2,314,144

387,422

16.7 %

Staff recommends we abate the \$2,517,356 required to pay our General Obligation Bonds, using revenues from other sources in the General Fund to subsidize these bonds. The General Fund will also subsidize \$1,658,760 for the Police Pension Fund and \$191,750 for street lighting. Details of these expenditures are on the [2] cover sheet .

The Library Board has recommended a levy of \$940,556, an increase of 4.99 % over last year's levy. Since the Library is a "component unit" of the City, Council must authorize this levy.

I appreciate the law that triggers a public hearing (with legal notices posted in local newspapers) if levy increases exceed 5 %. Most taxing districts, however, tend to use this limit as permission to increase their levy by just under 5 % - even if fixed expenses do not increase that much.

If you object to the proposed levy, please come and speak tonight and/or let us know

as soon as possible.

Explanation of the process

The City guarantees the bonds it issues with its property taxes, and property taxes also guarantee other essential public services. For many years Carbondale has subsidized most of these services through its sales taxes. Council must, however, pass the full levy and then abate it.

Between 2002 and 2009 the City abated all its property taxes. However, after the 2008 stock market crash and recession, state law required the City to increase its contributions to the Police and Fire Pension Funds, whose investments had fallen sharply. Other sales and excise taxes vital to funding City services also fell or stagnated.

After lengthy discussions, the 2009 City Council decided to reinstate a portion of the property tax as well as to increase the sales tax by 0.5 %. They also debated Mayor Cole's extremely controversial proposals to privatize the City's refuse services and/or sell the water and sewer operations. The initial deliberations are available to listen to[3] here

; the actual votes were taken December 15, 2009, and are posted [4] here .

Because the City is a Home Rule municipality, neither it nor the Library fall under PTELL – the 1991 [5] Property Tax Extension Limitation Law that Jackson County adopted in 1996. PTELL limits property tax rate increases to the lesser of 5 % or the increase in the consumer price index.

The City is, however, required to abide by the Truth in Taxation law. Truth in Taxation requires that, if the tax rate increase exceeds 5 %, a public hearing must be held. In this case, both tax increases are just under 5 %.

Jackson County Disaster Mitigation Plan

FEMA requires all counties to have hazard mitigation plans; FEMA approved [6] Jackson County's plan in 2009. The original plan did not adequately address some methods for mitigating flooding, at least in the appropriate section.

This resolution adds two mitigation strategies to Table 5-6 in the plan (p. 122): 1) Flood proof, relocate, elevate, and acquire at risk structures I flood prone areas; and 2) prohibit building in the floodplain.

FEMA money triggered by the 2010 floods is available to purchase flood prone properties near Reed Station Road, so these mitigation strategies need to be explicitly stated in the plan.

For those interested in disaster planning, the [7]County plan provides an in-depth survey of potential dangers from all sorts of disasters, from floods to earthquakes to chemical

spills and more.

1. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2012-agendas/112712/Item%205.1%20Review%20of%202012%20Proposed%20Tax%20Levy.pdf>
2. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2012-agendas/112712/Item%205.1%20Review%20of%202012%20Proposed%20Tax%20Levy.pdf>
3. <http://ci.carbondale.il.us/sites/default/files/pdf/audio-agenda%2010/111709/Item%206-2-1.mp3>
4. <http://ci.carbondale.il.us/node/716>
5. <http://tax.illinois.gov/Publications/PIOs/PI0-62.pdf>
6. http://eeca.coopwebbuilder.com/sites/eeca.coopwebbuilder.com/files/plan_jacksoncounty.pdf
7. http://eeca.coopwebbuilder.com/sites/eeca.coopwebbuilder.com/files/plan_jacksoncounty.pdf

Taxes – Special City Council meeting | Jane Adams for Carbondale (2013-01-09 17:22:02)

[...] establishing the City's property tax levy. I wrote about this levy when we considered it at the November 27 [...]

3.12 December

Panhandling, TIF, CCTB, and much more (2012-12-17 08:14)

Tuesday, December 11, 2012, 7:00 p.m.

It's the holiday season and SIU students and faculty are in the throes of final exams. Commencement is Saturday, December 15.

Like SIU, Council faces a busy schedule, even as the holidays approach. Here's what's on our plate before the end of the year:

- The two proposed TIF districts are on countdown for approval. There will be a public hearing just before Council meeting, and a **special Council meeting** at 9:00 a.m. December 28 to approve (or not) formation of the districts.
- The property tax levy discussed at the last Council meeting must be passed within a narrow window. There will be a **special Council meeting** Tuesday, December 18, to consider and pass the proposed levy. There may be other business on the agenda, as well.

TIF Hearings

TIF districts cannot be formed without legally mandated input by citizens and other taxing districts. This hearing is required, but it should be much more than a procedural nicety. Here is the information on [1] TIF #2 covering the Downtown area, and [2] TIF #3 , covering the old high school, armory, and short stretch of R-1 on Oakland and Sycamore Avenues.

A TIF district commits all increases in property tax revenues to the City for 23 years. It provides incentives for business development and funds for City improvements within the districts.

I urge all residents and business owners who might have concerns about the formation of these two districts to communicate with Council members and to attend and speak at the Hearing. If you think we should approve these districts, please let us know and tell us why.

General Business

We have five items under General Business. All are important, but not necessarily controversial.

Panhandling

For years visitors to our Downtown have complained about being harassed by panhandlers, and businesses have reported customers being frightened away from their establishments.

Over the past few months Sherry Ratcliffe Taylor, executive director of the Chamber of Commerce, and Gary Williams, Carbondale's economic development specialist, have interviewed business owners. Panhandling emerged as one of business owners greatest concerns (I'll address other concerns at another time).

This [3] amendment to our panhandling ordinance aims to give the City added enforcement powers. It prohibits panhandling on properties zoned for business, and on all publicly owned property.

I believe that this ordinance is needed to enable the revitalization of our older business districts.

Electric Aggregation

In the November general election, citizens of Carbondale and a number of other Southern Illinois municipalities and county approved electric aggregation. City staff is [4] recommending that we join with these other Southern Illinois communities to contract with Select Energy Partners, LLC, to represent us in negotiations with electric suppliers.

There are two aspects of the resolution before Council: To use Select Energy as our representative; and to join with the other Southern Illinois communities.

Select Energy: The City Manager has told us that Select Energy was the only agent who applied for the City's business. I am always uncomfortable relying on a single provider during the bidding process, and doubly so in famously corrupt Illinois. However, this is a new

market and few firm provide these services. At least one other firm expressed initial interest, but Select Energy was the only one to bid for our business.

We are moving into new waters, and therefore face risks we cannot fully appreciate. The contract appears detailed and thorough and, not being a lawyer nor versed in contract law, I must trust our legal staff to vet it thoroughly.

That said, I appeal to readers who might have this expertise to examine the [5] documents we will be voting on and to contact me and other Council members if you see anything that appears problematic.

Intergovernmental Agreement: The resolution before Council asks us to join with Chester, Coulterville, Elkhaville, Marion, Sparta, Steeleville, Tamaroa and West Frankfort and Unincorporated Perry County in contracting for electricity. It makes sense that the more customers in the pool, the stronger our bargaining power. Or, to put it another way, a provider would be willing to give greater discounts for a larger customer base.

Southern Illinois Metropolitan Planning Organization (SIMPO)

Based on the 2010 Census, the federal government has designated the Illinois 13 corridor between Marion and Carbondale an “urbanized area.” This designation triggered a [6] requirement that the various relevant government bodies within the area form a Metropolitan Planning Organization. This body, the Southern Illinois Metropolitan Planning Organization (SIMPO) will prioritize projects funded by federal highway dollars.

This is another layer of governmental bureaucracy, with attendant costs. When I first read of this organization in the [7] Southern Illinoisan , I shared concerns expressed by some other municipal officials. However, after several conversations with members of the Jackson County Board, I believe it holds out promise for more effective use of federal transportation dollars to this area.

Most important, “transportation” refers to all forms of transport – what the City’s [8] Comprehensive Plan refers to as [9] “mobility.” Federal transportation funds can be used to promote City goals of enhancing pedestrian and bicyclist, as well as automotive, connections among our neighborhoods and business districts. In this case, a regional planning and priority-setting process might well benefit Carbondale more than going it alone.

City Clerk Appointment.

Readers may not be aware that City Clerk Rachael Moore has resigned to join her husband and take a new job outside the area. The assistant city clerk Jennifer Sorrel is acting as city clerk in an interim capacity. City Clerk Janet Vaught served for 32 years (1979-2011) and developed many of the office’s procedures. Under her, the office ran, as far as I can tell, virtually without a hitch. Although Janet has stepped into the breach, we are faced with hiring and training another city clerk.

The issue of how the City Clerk is appointed and to whom the clerk reports has been somewhat contentious over the past few years. The Clerk is responsible for maintaining and providing public access to the City’s records, keeping minutes of City Council and other City meetings, and a number of other vital functions linking the City’s administrative work with

the City Council and the public. In the past, the Clerk also had significant responsibilities in assuring that various deadlines for grants and contracts and other legal procedures were met.

Except for a few years, the City Clerk has been appointed by the mayor with the consent of the council, with the clerk serving a term congruent with the mayor. Under current code, the clerk can be removed by the mayor and council. Unspoken but assumed is that the mayor provides primary supervisory oversight over the clerk.

The [10] ordinance before Council shifts major hiring, removal, and supervision to the city manager, although the mayor and city council retain the ultimate power to appoint and remove the city clerk.

I am, frankly, uncomfortable with conferring the ability to dismiss the clerk to the city manager, albeit with final decision-making resting with the mayor and council.

Under the city manager form of government, the city manager makes all decisions regarding hiring and termination; elected officials have no authority to intervene. Council members are outside the chain of command; we communicate with city staff through the city manager.

If council's confidence in the city manager should be misplaced, there are few *formal* means to check the manager's authority, short of removal.

Under our current system, the city clerk is the *only* position that is fully independent of the city manager's authority. I think that, in principle, it is important that the city's elected officials have independent, unmediated access to a highly placed staff person other than the city manager.

However, a part time mayor cannot provide the day-to-day oversight needed to assure that the clerk is doing all aspects of the job. That responsibility, logically, should be placed with the city manager.

The [11] proposed ordinance gives the city manager the power to appoint and dismiss the city clerk, with consent of the city council. It does provide that the clerk work directly with the mayor and council.

I would prefer that the mayor and council had the primary role in selecting and dismissing the city clerk, with day-to-day supervisory authority lodged in the city manager.

I would like to hear opinions on this.

Carbondale Convention and Tourism.

CCTB is up and running again. They recently hired an executive director, Cinnamon Wheelles-Smith, and have developed a realistic budget for the remainder of the year. Council is being asked to [12] approve funding in the amount of \$188,715 for the remainder of the fiscal year.

Additional items

The Consent Agenda contains the usual itemized list of [13] payments to vendors (warrants); [14] minutes of boards, commissions, and committees ; and [15] approval of minutes . This week the [16] Planning Commission Annual Report tallies all the business that has appeared before the Commission and, for election watchers, the [17] precinct by precinct returns from the Nov. 6 referendum on electric aggregation.

Precinct by precinct [18] returns from the General Election, as well as [19] precinct maps , are available on the County website.

1. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/121112/Item%203.1%20Public%20Hearing%20TIF%202%20.pdf>
2. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/121112/Item%203.2%20Public%20Hearing%20TIF%203%20.pdf>
3. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/121112/Item%205.3%20Ordinance%20Amendment%20to%20Title%2014%20Panhandling.pdf>
4. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/121112/Item%205.4%20Intergovernmental%20Agreement%20to%20Purchase%20Electricity.pdf>
5. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/121112/Item%205.4%20Intergovernmental%20Agreement%20to%20Purchase%20Electricity.pdf>
6. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/121112/Item%205.5%20MPO%20Intergovernmental%20Agreement%20.pdf>
7. http://thesouthern.com/news/local/area-moves-toward-more-planning/article_33e8334e-3c47-11e2-b082-001a4bcf887a.html
8. <http://www.explore.carbondale.com/node/357>
9. <http://www.explore.carbondale.com/sites/default/files/pdf/CompPlanNew/Comprehensive%20Plan%20Chapter%203.pdf>
10. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/121112/Item%205.1%20City%20Clerk%20Employment.pdf>
11. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/121112/Item%205.1%20City%20Clerk%20Employment.pdf>
12. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/121112/Item%205.2%20CCTB%20Contract%20Dec%202012%20through%20April%202013.pdf>
13. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/121112/Item%204.2%20Approval%20of%20Warrant%201168.pdf>
14. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/121112/Item%204.3%20Minutes%20Boards%20Commissions.pdf>
15. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/121112/Item%204.1%20Approval%20of%20Council%20Minutes.pdf>
16. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/121112/Item%204.5%20Planning%20Commission%20annual%20Report%202012.pdf>
17. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/121112/Item%204.4%20Resolution%20Results%20of%20Nov%206%202012%20Referendum.pdf>
18. <http://www.co.jackson.il.us/images/countyclerk/votingresults/2012ge/PressReport.pdf>
19. <http://www.co.jackson.il.us/index.php/election-results>

Taxes - Special City Council meeting (2012-12-17 15:03)

Tuesday, December 18, 2012, 7:00 p.m.

As I write this, information is still coming in about the horrific killings in Newtown, Connecticut. I have received several calls and emails from frightened parents, and I am sure our school board members and personnel have received many more.

Carbondale's police department provides a police officer to CCHS, with CCHS paying the officer's salary. The police have training to deal with events like those that occurred in Newtown, and the all the schools in the area have emergency plans in place. I'm sure we'll be hearing more about these plans in the days and weeks ahead.

Experts have hastened to try to reassure families around the country that these sorts of mass killings are rare, and that children have far greater risk of injury from automobile accidents. That does not allay, however, the horror and dread that this incomprehensible shooting instills in us.

My heart goes out to the grieving families and friends of those who died in Newton. And I reflect on [1] Psalm 23

Yea, thou I walk through the valley of the shadow of death, I will fear no evil; for thou art with me; Thy rod and thy staff, they comfort me.

A [2] special City Council meeting is being held this week to meet deadlines for establishing the City's [3] property tax levy . I wrote about this levy when we considered it at the [4] November 27 meeting. The City's property tax levy will increase by \$40,407, with the Public Library increasing its levy by \$44,703. The full levies are, for the City, \$851,136; and for the Library, \$940,556. The total increase, for a house valued at \$150,000 (after deductions), with an equalized assessed valuation (EAV) of \$50,000, the increase would be less than \$7.00 each for the City and for the Library. The amounts levied by the City and the Library, while among the smallest of the various taxing units and smaller than any other municipalities in the region, are not trivial for homeowners on limited incomes: Again using a hypothetical \$50,000 EAV, The City's property tax will rise from \$132.18 to \$138.76, while the Library tax will rise from \$139.12 to \$146.06. I believe the increases are necessary, given increasing pension and other obligations. However, City and Library staff must continue to sharpen their pencils to make every dollar go as far as possible. **Tax Levy for Main Street** The businesses in the Downtown business district have, for many years, taxed themselves in order to promote development of the district. The City administers this tax, so this [5] tax levy is also before Council. The cover sheet details history of this levy, which is capped at a rate of \$0.48 per \$100 of EAV. Main Street is seeking a levy of \$40,000, which should be less than the maximum rate. The [6] Ordinance includes a description and a map of the special district. **Tax abatements** Council also has before it an ordinance [7] abating the 2012 tax levies for general obligation bonds . The City guarantees such bonds based on its powers to levy property taxes - much as a home loan is guaranteed by the value of the property that is mortgaged. In order to honor the legal commitment made to bondholders, the City must levy the full amount necessary to cover debt service on all general obligation bonds that have been issued. (See the [8] cover

sheet for details of each bond issue.) The full amount of the debt service is \$2,517,356. The City will, however, be able to repay the bonds through its sales tax and other income. As has been done for many years, Council will abate the full amount that the law requires us to levy. In plain English, the City will not collect any property tax to pay the debt service on the bonds.

Review closed meeting minutes State law requires Council to review the minutes of its closed meetings on a regular basis. Last year we undertook a comprehensive review of closed meeting minutes, something that had not been done for a good many years. On the basis of that review, a great many of the minutes were opened to public access. Only those containing still-sensitive information remained closed. The review of closed meeting minutes for this past year is, however, overdue.

1. <http://www.youtube.com/watch?v=nK-ADUtHlcs>
 2. <http://www.explorecarbondale.com/city-council-meeting>
 3. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2012-agendas/121812/Item%203.2%20Adopt%202012%20Tax%20Levy.pdf>
 4. <http://www.adamscarbondale.org/?p=1214>
 5. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2012-agendas/121812/Item%203.3%202012%20Downtown%20SSA%20Tax%20Levy.pdf>
 6. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2012-agendas/121812/Item%203.3%202012%20Downtown%20SSA%20Tax%20Levy.pdf>
 7. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2012-agendas/121812/Item%203.1%20Abatements%202003%2020062010%20AB%20and%202011s.pdf>
 8. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2012-agendas/121812/Item%203.1%20Abatements%202003%2020062010%20AB%20and%202011s.pdf>
-

4. 2013

4.1 January

City Council Meeting - Finances Yet Again (2013-01-09 17:27)

City Council Meeting - Taxes

Tuesday, January 8, and Wednesday, January 9, 2013, 7:00 p.m.

Happy New Year! We left December 22nd to spend Christmas with my daughter in Prescott, Arizona, and to help her warm her new home there. We got back Friday, glad to be home and to have missed the snow.

The big issues on the [1] Council agenda this week all involve money. New projects requested by citizens for inclusion on the Community Investment Program list will be heard. The contract for the new fire station will be voted on, and with it a proposal to cover the additional cost from the City's reserves. And last but not least, Council will take up a contract for electricity aggregation. We will consider this last item on Wednesday, in a continuation of Tuesday night's meeting.

Electricity Aggregation

[2] Electricity aggregation is probably the most difficult issue on the agenda. I am reminded of the period when telephone service was deregulated. Who knew which option made the most sense? Eventually we learned what to look for in a plan, most fly-by-night providers went out of business, and the market settled down.

I have been contacted with requests that, whatever company we go with, that we choose 100 percent renewable energy. I know that many people voted for aggregation because they believed they would get lower electric rates.

Both goals - cleaner energy and lower rates - are worthy, and I share both goals.

When the City proposed to raise its property tax levy, I heard from a number of people who objected strongly. For them - mostly people who were self-employed and retirees - a few dollars a month more or less makes a real difference in their quality of life.

I also think - despite our city's name - it's important to lower our carbon footprint. To the extent that we can help decrease the amount of greenhouse gasses that contribute to global warming, we should.

Council will not get the proposal until Wednesday. Therefore, tonight's council meeting will be recessed until Wednesday evening, when we will make a decision.

Your input is much appreciated.

Community Investment Program - New Projects

Every year citizens bring projects to the City to be included in the [3] Community Investment Program (CIP)). Unfortunately, inclusion on this list does not assure that action will be taken. The entire [4] list of CIP projects reveals that most of the projects are unfunded – some of them from as far back as the 1980s, including a bikeway network plan first put on the list in 1983.

Both the list before Council on Tuesday and the comprehensive list merit close study. They reveal the long-term, persistent neglect of the City's infrastructure – from drainage and sewage problems that regularly flood the important Varsity Center for the Arts to the rotting away of an important footbridge that allows residents of Eason Drive and Brook Lane to walk and bike to Schnucks and other locales.

Drainage a major problem

Drainage problems abound all over town. The CIP list of storm sewers barely addresses the many complaints I hear from residents.

I have urged staff to undertake a comprehensive survey of these problems and to develop a strategy to address them.

For many years drainage problems have been dealt with on a spot basis. Often, a fix upstream has increased problems downstream. We need new approaches that integrate water retention techniques with enhanced drainage. And the City needs to be positioned to aggressively seek outside funding for storm sewers and other necessary infrastructure when grants become available.

Please weigh in on what you think are the most important projects.

Fire Station Contract

A new fire station to replace the one at S. Oakland and W. Walnut has been planned for since 1999. In fall 2011 Council authorized bonding for the project, the architects drew up the plans, and bids were solicited. Council will vote on a [5] resolution authorizing the award of the construction contract.

If you watch Council proceedings closely you may recall that, when the proposal first came before us a few weeks ago, Lance Jack objected to the absence of any renewable energy sources, and the rest of Council concurred that we should be presented a renewable option. The current bids include geothermal energy. While it appears geothermal energy will not lead to significant long-term savings, I believe it is a worthwhile investment to reduce the City's carbon footprint.

Costs underestimated

Bids on the project have come in higher than estimated (about \$600,000), so the bond issue will not cover the full construction costs. Additional furnishings and equipment were also not included in the City's FY 13 budget.

Staff recommends that the additional \$600,000 be withdrawn from the General Fund re-

serve funds. The alternative is to refinance an existing bond at a lower rate and to include these expenses in that refinance, or to take out a fixed interest bank loan.

Had the actual cost of the project been known in October 2011, when Council authorized the bond issue, these costs would have been included. I therefore think it is appropriate to finance the unanticipated capital costs of the fire station as part of the refinancing of existing bonds. Moreover, I believe it is the best option in order to keep our reserves high enough to allow for other unanticipated expenditures.

I would appreciate your input on the options before us.

Staff is also recommending that Council approve Fager-McGee Construction's bid. The firm is located in Murphysboro and has a good track record on completing projects in a timely manner.

Special Use Permit Request

Haresh Thakkar seeks a [6] special use permit to convert an existing office building into a group home to be operated by the H Group, at 950 South Brehm Lane. The 10 bedroom facility would provide residential facilities for 18 to 21 years olds who have a mental illness.

The proposed group home is directly across from Brehm Preparatory School. The school opposed this special use permit, expressing concern that the facility might negatively affect their students, who live on their campus.

1. <http://www.explorecarbondale.com/city-council-meeting-0>
2. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/010813/Item%205.4%20Contract%20for%20Energy%20Aggregation.pdf>
3. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/010813/Item%205.2%20CIP%20Checklist%20for%20Proposed%20Projects.pdf>
4. <http://ci.carbondale.il.us/sites/default/files/pdf/financial-13/cipALLLIST.pdf>
5. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/010813/Item%205.3%20Award%20of%20Contract%20for%20Fire%20Station%20%232.pdf>
6. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/010813/Item%205.1%20PC%2013-05%20special%20use%20permit%20brehm%20lane.pdf>

New Zoning Code Barely Responsive to Comprehensive Plan (2013-01-22 17:04)

Weigh in on proposed changes to our code! Planning Commission Hearing on Revised Zoning Code

Wednesday, January 23, 6:00 p.m.

We are undertaking the complex problem of revising Carbondale's zoning code. The reasons for the revisions are twofold:

1. To streamline the format so that it is easier to follow and administer.
2. To update the zoning code to correspond more fully with the Comprehensive Plan.

THESE CHANGES AFFECT EVERYONE WHO OWNS PROPERTY WITHIN CARBONDALE'S ZONING JURISDICTION. THE PLANNING COMMISSION HEARING IS THE PUBLIC'S FIRST OPPORTUNITY TO WEIGH IN ON THESE REVISIONS.

NOTE: THE [1] SUMMARY OF PROPOSED CHANGES IS INCOMPLETE.

On Friday the Planning Commission and City Council received a somewhat more detailed (but still incomplete) inventory of the changes, along with Table 2.28, Permitted Uses (pp. 67-79 in the [2] proposed zoning code) with the current and proposed permitted and special uses indicated. There are a great many changes that may impact many property owners and prospective developers.

Why this is important

My husband read a draft of this piece and said, "You sure are wonky."

The problem with zoning is that the devil really is in the details. You don't really realize this until someone wants to build something on the lot next door that you don't like, or wants to use their home for some activity you object to, or lets their property become a dump.

Then the question is: Does city code allow this?

I consult [3] our code frequently. I want to know: Is the activity legal? If not, the City administration is charged with enforcing it. That's generally [4] Development Services , the department Chris Wallace heads. [5] Building and Neighborhood Services , Stephen Phillips supervisor, enforces a lot of the building and housing codes.

Sometimes, it turns out, the activity is legal. But maybe it shouldn't be. That's where this code comes in. Should the city allow a crematorium in its historic district? (There is one) Should it allow auto repair shops in R-1 (single family residential) districts? (There is one) Well, no, not in our code.

But some people believe such activities should be allowed. That's a debate, and one we should have in public. Not by administrative fiat or inaction.

That's one reason we have laws.

The zoning code can encourage the kind of development the residents of a city want. Should a neighborhood that's primarily single family be converted to apartments? The city planners and city administrations that existed when zoning was first implemented thought so. They zoned all of the area immediately south of the University R-3.

This of course meant that homeowners would, over time, move out, and that their homes would be converted to rooming houses or cut up into apartments. And it allowed the replacement of historic homes with apartment buildings that had no architectural design nor landscaping standards.

Some people thought this was appropriate. Others did not.

Does the downtown have any special value for the town? Some individuals thought so, and they invested in the buildings in the area now called Town Square. But, despite a few attempts over the years to repurpose the rest of downtown, until recently the city administration turned most of its attention to the east side commercial district.

By 2010 it was clear that many residents of the city thought those decisions had led to blight. They (we) wanted a code that would protect our older neighborhoods, contribute to revitalizing downtown, and enhance the city's appearance and amenities.

This revision allows us to begin the process of reversing Carbondale's long-term decline.

So, it's wonky. It's potentially riddled with details. But it's important.

Analysis of the changes

Disclaimer: I have not undertaken a detailed, side-by-side comparison of the current code and the proposed changes. There may well be important changes I am not aware of. I will modify this piece as I learn more.

I served on the Comprehensive Plan Advisory Committee, so I read the revisions with

that in mind.

The Comprehensive Plan established a “priority action agenda” (see [6] Table 6.1). Zoning and subdivision ordinance revisions were number one. The priorities to be considered in the revision were to be

- 1) maintain and ensure neighborhood integrity
- 2) promote economic development
- 3) reinvest and rehabilitate the existing housing stock
- 4) downtown revitalization and redevelopment
- 5) promote sustainability and green building
- 6) increase pedestrian and bicycle use

All of these goals require action on many fronts, both by the city administration and by people, institutions, and organizations in the larger community. But the foundation for all these goals is zoning: It defines and regulates space and what is built on that space.

I was, therefore, disappointed to see so few the specific recommendations in the Comprehensive Plan have made their way into the [7] zoning code revisions . And I am concerned about the many revisions. A very brief [8] overview of the revisions is posted on the City website.

Neighborhood integrity and rehabilitation of housing stock

The Comprehensive Planning process revealed that deteriorating housing stock and blighted neighborhoods were *the* central concern of Carbondale residents. It will take many policy tools and vigorous city and citizen action to reverse these long-term trends. However, zoning is important.

Despite the sense of urgency expressed in the Comprehensive Plan, as far as I’ve been able to discern there is only one modification that affects neighborhood integrity and the promotes reinvestment in and rehabilitation of existing housing stock: 2.11.9 Minimum front yard depth (in R-1 districts). This has been revised from a set number of feet (or percentage of lot depth) to an average based on the front yard setback for all homes in the block.

This proposed code also reduces the setbacks required on the sides of lots to encourage

new building in neighborhoods with small lots.

However, in these older neighborhoods, particularly those built before WWII, many out-buildings are located on the side and rear lot lines. Some houses also have less than the five-foot minimum from the lot line. They are legally non-conforming as long as they remain standing . However, should a storm, fire, or deterioration destroy the building, the outbuilding or home cannot be rebuilt on its current foundation.

This is a serious disincentive for homeowners and for landlords who wish to invest in their properties.

The new code also allows the construction of townhouses in R-1 districts as a special use. The Comprehensive Plan consultants recommended this option, but with the proviso that side yards be enlarged. That is, rather than two detached houses on adjoining small lots, neither of which would have a useable sideyard, building a townhouse would allow each dwelling to have one useable sideyard. This needs to be made explicit in the revised code.

Promote sustainability and green building

The proposed zoning code increases the amount of recreation space required in high density residential and PUD districts.

I was, however, disappointed that the new subdivision standards appear to vary little from the existing code. The Comprehensive Plan strongly advocated adopting flexible lot-size standards that would establish open space preservation incentives for new developments ([9] see Figure 4.14 and [10] Figure 2.9) Such flexibility rewards developers for preserving open space and, depending how incentives are structured, can enhance environmental qualities (water retention, for example) and recreational uses.

Figure 4.14| OPEN SPACE PRESERVATION STANDARDS



[11]

This sort of flexibility in land use has benefits for developers: without decreasing overall density, it allows them to integrate land into the development that they could not build on; it allows them, through clustering, to create buffers with adjoining, potentially incompatible, uses; and it allows them to design less expensive infrastructure (sewage, water, power, roads).

The Plan consultants recommended similar incentive-based flexibility for other zoning districts. None of these recommendations were integrated into the proposed zoning code.

Crime prevention

The Comprehensive Plan recommended building CPTED (Crime Prevention Through Environmental Design) into the building code. I did not see it referred to, although it's possible that the design standards specified incorporate such principles.

Positive revisions in the proposed zoning code

Enhancing streetscapes, historic integrity, downtown redevelopment

The proposed revisions do specify design standards for high density residential and business development and for new construction in the downtown area. The standards should contribute to making some streetscapes more attractive and to preserving the historic integrity of the Town Square area. These standards are illustrated on pages 132-136.

Increase pedestrian and bicycle use

Although it does not appear in the [12] summary of proposed changes , there are two

changes that address the goal of increasing pedestrian and bicycle use: requirements for bicycle parking are more clearly specified (4.7.7), and new residential developments must specifically take pedestrians and bicycles into account (4.8).

The current code is available and searchable through [13] Sterling Codifiers , which is linked from the City website (on the dropdown “Resources” menu item, click “Carbondale Revised Code”).

I hope you will attend the Planning Commission hearing Wednesday at 6:00 p.m. It will also be broadcast on Public Access Channel 16 and will be [14] streamed live on the City website.

Next steps

Staff plan to bring the revised zoning code to Council in April. Between now and then there will be other opportunities to urge revisions.

I welcome your comments and queries. This is one of the most important items we will take up this year and it’s vital that we do it right.

Note: My usual practice is to leave blogs unchanged. However, so that I don’t repeat the same information over and over, I may edit this piece as I get more information.

1. <http://ci.carbondale.il.us/sites/default/files/pdf/summary%20of%20proposed%20changes.pdf>
2. http://ci.carbondale.il.us/sites/default/files/pdf/Title15_Public%20Review%20Draft.pdf
3. http://www.sterlingcodifiers.com/codebook/index.php?book_id=470
4. <http://www.explorecarbondale.com/node/66>
5. <http://ci.carbondale.il.us/node/28>
6. <http://www.ci.carbondale.il.us/sites/default/files/pdf/CompPlanNew/Comprehensive%20Plan%20Chapter%206.pdf>
7. <http://www.ci.carbondale.il.us/sites/default/files/pdf/CompPlanNew/Comprehensive%20Plan%20Chapter%202.pdf>
8. <http://ci.carbondale.il.us/sites/default/files/pdf/summary%20of%20proposed%20changes.pdf>
9. <http://www.ci.carbondale.il.us/sites/default/files/pdf/CompPlanNew/Comprehensive%20Plan%20Chapter%204.pdf>
10. <http://www.ci.carbondale.il.us/sites/default/files/pdf/CompPlanNew/Comprehensive%20Plan%20Chapter%202.pdf>
11. <http://www.adams-carbondale.org/wp-content/uploads/2013/01/subdivision.jpg>
12. <http://ci.carbondale.il.us/sites/default/files/pdf/summary%20of%20proposed%20changes.pdf>
13. http://www.sterlingcodifiers.com/codebook/index.php?book_id=470
14. <http://www.ci.carbondale.il.us/node/127>

Hearing on new zoning code - room packed (2013-01-25 18:30)

Tuesday night the Planning Commission held its first hearing on the proposed revisions of the zoning code. The [1] proposed new code and [2] some of the changes are posted on the [3] "Zoning Map & Report" link on the City website.

The hearing was recessed until February 20, when the Planning Commission will again listen to citizen comments. By that time, a revision of the revision should be available.

The room was packed and staff had to keep bringing in more chairs as people arrived. This is clearly an issue that concerns many people.

Director of Development Services said that the subdivision section of the proposed code, which I critiqued in my previous blog, will be dealt with separately.

Neighborhood revitalization

As I said in [4] my blog , I was disappointed in the absence of new code that would spur reinvestment in and revitalization of our older neighborhoods, while promoting neighborhood integrity. Several spoke to this issue.

I and other council members Lance Jack and Chris Wissmann, along with several neighborhood residents, advocated several changes to spur reinvestment in and revitalization of the near-in, "traditional" neighborhoods.

These neighborhoods, largely built before WWII, have a very different character than those built on the post-WWII suburban plan. Lots are generally small. People built to the lot lines. Small apartment buildings and businesses like grocery stores and professional offices were integrated into the neighborhoods.

Changes that were proposed included:

1. Permit all structures that were built before zoning was implemented in 1974 to be reclassified from "legally non-conforming" to "legal".
2. Allow more mixed uses and home businesses.
3. Allow "granny apartments" in owner-occupied homes.

Some of these proposals are relevant to all residential districts; some are more appropriate for the traditional neighborhoods. Here are arguments for these changes, and concerns I have heard opposing them.

1. Permit all structures that were built before zoning was implemented in 1974 to be reclassified from "legally non-conforming" to "legal".

Under the current and proposed zoning code, if your home or outbuilding is more than 50 % destroyed by fire, wind, or other cause, you must rebuild to current standards.

However, many homes and outbuildings in the older neighborhoods were built on or very close to the lot lines.

This lowers the value of your property. It discourages investment in any building that is built close to or on the lot line.

With the risk that you will not be able to rebuild in case of a disaster, it discourages homeownership in exactly those neighborhoods that the city is committed to reviving.

This is a problem not only in the traditional neighborhoods, but for buildings that are brought under the city's zoning code as the city expands.

This problem can easily be solved by simply making any building that was built before the property came under zoning to be declared "legal." Not "legally non-conforming" but simply "legal."

Questions were raised about problems with fire control for properties built close to the lot line. Zoning came in 40 years ago and most of the buildings in the traditional neighborhoods have been there for at least 80 years – in many cases more than a century. Unless the Fire Chief can demonstrate that their siting has caused unique problems, I see no reasonable basis for not making these buildings completely legal.

In the discussions at the hearing, I think this issue got confused with a proposal that the minimum side yard setback be changed from 8 feet to 5 feet, or 10 % of the width of the lot. The aim of this reduction was to allow greater flexibility in the size of houses that could be built on small lots.

There may be solid arguments against reducing these setbacks. But that is a different issue than making already existing buildings legal.

The issues of changing side yard setbacks and making pre-zoning buildings legal are discrete. They should be dealt with separately.

2. Allow more mixed uses and home businesses.

The traditional neighborhoods were once home to grocery stores, professional and other home offices, beauty shops, and so forth. Many of these uses are no longer allowed.

In addition to allowing free-standing, small-scale commercial businesses, like the grocery stores that used to dot this area, several speakers urged allowing mixed use of single-family homes. Councilman Lance Jack spoke about large houses that have been cut up into apartments or turned into rooming houses. He argued that these should be allowed to be converted by homeowners into mixed uses. The owner could live upstairs and have a professional office, gallery, barber or beauty shop, or other compatible business downstairs.

2. Allow "granny apartments" in owner-occupied homes.

Several people argued that homeowners should be allowed to have one rental unit on their property. Such a [5] "secondary suite" has many advantages. From my perspective,

these are the most important:

- It allows a homeowner to invest in renovating a house, knowing that they will be able to earn income on part of it to pay the mortgage.
- It allows a young family and elderly parents to create a mutually beneficial living situation without either family giving up their privacy.

When my husband and I moved into town we considered building an addition for my elderly parents. However, existing code did not allow it. Fortunately, we were able to buy the house next door for them. But, had they become unable to live independently, we would not have been able to provide a separate efficiency apartment for them in our house.

More important for revitalizing our residential neighborhoods, most of the older homes need considerable renovation. This can be expensive and, therefore, a real barrier for many people who would like to live in older home in a traditional neighborhood.

If they are allowed to create a secondary living space, they are more likely to be able to pay the mortgage. For a young family, such a secondary apartment might be removed as the children grow up. And it might then be re-established to provide income for the parents after the children leave home. Their adult child and family might then move into the main house and their parents move into the smaller apartment.

In other words, such arrangements make investment in older housing stock possible, and it encourages long-term stability in residential neighborhoods.

Some people have expressed alarm at the possibility of allowing homes to be subdivided, or separate units to be built, in R-1 neighborhoods. They raise two reasonable objections:

3. Can “granny flats” be restricted to owner-occupied homes only?

One reason citizens enacted zoning in the early 1970s was that single-family homes were being cut up into into apartments and every available outbuilding was being converted into an apartment. Rather than enhance neighborhood integrity and stabilize or increase property values, these developments destroyed neighborhoods.

If our code is to allow secondary rental units, it *must* be limited to owner-occupied homes. I have been unable to determine if Illinois law allows such restrictions. If it does, Carbondale should allow secondary rental units. And it must write the code in such a way that any home that is converted to a rental property loses the ability to rent out both units.

2. The history of lax enforcement.

The city has a long history of lax and spotty enforcement of its zoning and housing codes. People have expressed legitimate concerns about the city’s ability and will to enforce codes that protect neighborhoods and homeowners.

If the city decides to allow secondary rental units, there must be strong and enforceable

consequences for landlords who violate the law by renting both units.

Two of the above reforms potentially extend to all residential districts in the city – legalizing buildings that pre-existed the property coming under city zoning, and allowing “granny flats.” Broadening mixed uses to those common in traditional neighborhoods is more reasonably restricted to those traditional neighborhoods.

There are many other issues that potentially affect business owners in different districts. I hope you will study the [ci.carbondale.il.us/sites/default/files/pdf/Title %2015 %20Zoning %20Ordinance %20Update _Summary %20of %20Proposed %20Changes.pdf](http://ci.carbondale.il.us/sites/default/files/pdf/Title%2015%20Zoning%20Ordinance%20Update_Summary%20of%20Proposed%20Changes.pdf)> proposed revisions of permitted and special uses and other sections of the [6] proposed code that might affect you.

1. http://ci.carbondale.il.us/sites/default/files/pdf/Title15_Public%20Review%20Draft.pdf
2. http://ci.carbondale.il.us/sites/default/files/pdf/Title%2015%20Zoning%20Ordinance%20Update_Summary%20of%20Proposed%20Changes.pdf
3. <http://ci.carbondale.il.us/node/185#Official>
4. <http://www.adamscarbondale.org/blog>
5. <http://www.rightathome.net/chiswsuburbs/blog/new-guide-in-laws-outlaws-and-granny-flats/>
6. <http://ci.carbondale.il.us/sites/default/files/pdf/summary%20of%20proposed%20changes.pdf>

Mary O’Hara on Zoning Update (2013-01-29 09:00)

Recommendations/Thoughts - Carbondale Study Circles- Neighborhood Action Group Regarding Title 15 Public Draft Review

My name is Mary O’Hara. I live at 104 N. Parrish Lane Carbondale. I am here representing the ideas of Carbondale Study Circle’s Neighborhood Action Group. Our recommendations are based on 9 years of neighborhood advocacy on: Carbondale’s Comprehensive Plan, numerous zoning cases, and neighborhood based disaster preparedness.

Our recommendations focus on: 1. Underscoring and enabling the status of neighborhoods as stakeholders in development and design review processes; 2. Incorporating Crime Prevention Through Environmental Design standards formally into code revisions; and 3. Specifying the role, activities and needs of the Planning Commission in making the Comprehensive Plan a living document.

Neighborhood Notification

Our first recommendations focus on revisions increasing transparency and the ability of neighborhoods and neighborhood organizations to participate in design review process in Planned Unit Development (PUD) and Planned Business Development (BPL). For example, in the case of the proposed changes to Liberty Village PUD that occurred last fall, adjoining property owners became aware of the proposed amendments not because of a notification but because of the publicity surrounding the transfer of the Certificate of Need for a nursing home

from Jackson County to the developer of Liberty Village had been covered quite extensively in the news.

There were also several adjoining property owners who had knowledge of the City's zoning ordinance and requested meetings with the developer and City staff prior to the matter being considered for Council action. Mayor Fritzler was aware of the concerns of the residents and encouraged the two sides to meet. Because of this "unofficial notice" of possible changes to the PUD plan the adjoining owners were able to comment on the changes and reach a compromise with the developer prior to the City Council taking action. During the City Council discussion of the matter several Council members commented on the process being a model for future development approvals.

There are several changes to the code that would enable this model of neighborhood participation. 1. Under the current zoning ordinance unless the proposed PUD triggers an increase in Land Use Intensity (or under the proposed new zoning ordinance an increase in the total square footage of the dwellings) the request is not required to go back to the Planning Commission and no public notifications are required. The Commission and Council should consider amending the Code to require notification of adjoining owners (similar to rezoning notifications) whenever any change to a PUD is to be considered by the City Council. This would assure residents and owners of property within the PUD have an opportunity to review the proposed changes and ideally work out any differences with the developer prior to the item being brought to the Council.

2. Another suggestion for underscoring the role of neighborhoods as stakeholders is to consider that Under Design Review procedures for §2.15.12. Procedures for Granting Planned Unit Development Zoning and §2.21.11. Procedures for Granting the BPL District Classification—Design Review. , neighborhood could be more fairly and adequately integrated into these processes by either One, adding another step in the design review process which requires the review go before the Planning Commission. Or, two, revisions of code requiring notification of property owners within 250 by mail at least two weeks before the Design goes before the City Council. We need to add something that would give adequate time for neighborhood groups to analyze and comment.

Crime Prevention Through Environmental Design CPTED

We would like to see Crime Prevention Through Environmental Design Standards, or CPTED, formally integrated into the code revisions. CPTED standards are a part of our current Comprehensive Plan. Though many of the proposed ideas on buffering and design standards that are a part of the Draft, mirror CPTED standards, we urge Crime Prevention Through Environmental Design (CPTED) be integrated into site plan procedures. We have included examples of two CPTED check lists which might be adapted for this purpose.

[1]<https://marysville.civicweb.net/Documents/DocumentList.aspx?ID=7095>

[2]<http://wa-federalway.civicplus.com/DocumentCenter/Home/View/936>

Planning Commission

Our fourth and last point concerns section §5.1.3. of the revisions—entitled "Powers and Duties of the Planning Commission". We feel that the needs, role and activities of, not only the

Planning Commission, but also the private and public partners noted in the Comprehensive Plan Part 6.4, "Priority Action Agenda for Implementation and Coordination of the Plan", need to be specified in order for the Comprehensive plan to be a living document. For example the revised code states, "Such comprehensive plan shall be periodically reviewed by the Planning Commission and recommendations made to the City Council for changes as deemed appropriate by the Planning Commission". This could be revised to require an Annual Report, Biannual Review, and notification and involvement of the listed public and private partners as noted in the Comprehensive Plan Implementation section 6.4.

We echo the sentiments of the letter signed by members of the Comprehensive Plan Review Committee on June 1, 2010. They call for: a) the establishment of a committee structure for the Planning Commission to work on the Plan; b) that long term planning should be on the agenda of every Planning Commission; and c) entire meetings set aside for Comprehensive Plan Review. And lastly for all this to be successfully accomplished more staff is needed in the Planning Department. We heartily concur.

Thank you for your time and work on the Commission.

1. <https://marysville.civicweb.net/Documents/DocumentList.aspx?ID=7095>

2. <http://wa-federalway.civicplus.com/DocumentCenter/Home/View/936>

D. Gorton on Zoning Update (2013-01-29 09:08)

Historical Background & Recommendations

Madame Chairman, members of the Commission, I am grateful for the opportunity to address the issue of the proposed zoning changes.

This is part of a broader effort to revitalize our town, so I would like to offer a brief context for our discussion.

When I first came to Carbondale, I was honored to meet and become friends with Helen Westburg and Randy Nelson. I'm sure there are many people in this audience who remember them. For those of you who do not, Helen Westburg and Randy Nelson lived on Cherry St. Helen was a faculty wife. Randy Nelson was her next door neighbor. Randy had lost his sight in aerial combat in the Pacific Theatre in WW2. Randy went back to college on the GI Bill and attained a PhD in political science. He became a professor at SIU. Most important for me was that Helen, who later became the first and only Woman Mayor of Carbondale, and Randy who became a member of City Council, spurred the enactment of the first zoning code in 1974.

So, my remarks are derived from conversations that I had with Randy and Helen. Any mistakes that I make are mine alone.

The great economic wave that washed over Carbondale after WW2 was in part the returning veterans on the GI Bill. The university exploded with energy and students. The

Barrow family of Carbondale and the Brown family, along with many other leaders in the town, were visionaries. They sought out and hired Delyt Morris to take charge of the university. They also established Memorial Hospital and Carbondale Clinic. Think about that for a moment – the great institutions that remain in Carbondale were both molded by these visionaries.

The growth at the university was explosive. As a result it became very lucrative to convert single-family homes to rooming houses and rentals.

By the late 60s and early 70s, the areas near the university were referred to as “student neighborhoods” by the city – dismissing the remaining residents. There was little or no code enforcement and no zoning. The result was practically a war zone with students and remaining residents in deep conflict. In addition, slumlords rose up to consolidate the rental houses. They assembled hundreds of buildings.

In the elections of 1974, Randy Nelson and Helen Westburg, along with the League of Women Voters, pushed for a reform ticket. The reforms, importantly for our discussion tonight, included residential and business zoning.

The zoning changes that they made were recommendations from the Department of Housing and Urban Development, as I understand it. It was a “model” plan that largely reflected American’s concerns of the early 1970s: suburbs, tract development, auto congestion.

Helen and Randy both said that over time they became deeply disappointed in the codes they had helped put into place. For example: the housing plats on Cherry St were aligned with the Illinois Central Railroad (N/S), but Cherry St was not perpendicular. As a result, the buildings were too close to the property lines, especially on the sides. If a building was damaged by a fire or tornado, it could not be rebuilt.... It could not be adequately insured.... And it could not be used in an appraisal of the property. In other words, the new zoning actually decreased the accumulated capital of the city in the older neighborhoods.

Moreover, the zoning, as a result of a compromise, went right down the middle of Cherry St. On one side were residents and on the other side were largely rooming houses.

Another issue was the enforcement of the codes. If the city issued tickets, the slumlords often managed to get them dismissed in Court. To this day, as I understand it, there has seldom been a successful prosecution for over-occupancy of a rental in a R-1 residential district.

Eventually the city appeared to have consigned those neighborhoods to the slumlords and consciously moved their efforts to the East side of Carbondale with the development of the Mall, the transfer of all of the schools including Carbondale Community High School, and housing developments.

The strip was treated in a similar manner of “benign neglect”.

Make no mistake, however, the University was still growing and the strip was still vital. That continuing growth masked the underlying problems in the city.

That is the context of 1974: continued growth of the university, continued growth of business, and tremendous pressure on housing to accommodate students.

Tonight, we meet almost 40 years later. What is our context today? How do we proceed in a manner that will not lead to disappointment? I say that because I know everyone in this room, and the Commission, wants the very best for our town.

First of all, growth has stopped. It has stopped at the university. It has stopped in the town. Sales are flat at the mall. In fact, I understand that the company Henry Fisher founded back in the 70s, Home Rentals, did not pay any of their property taxes this year and are now delinquent. A Carbondale institution, Mississippi Flyway, announced last week it was going out of business.

In my opinion the decline will continue. The university will get smaller, perhaps dramatically so. As a result there is little pressure on housing. I understand that hundreds of houses in Carbondale are either marginally occupied by occasional rentals or completely unoccupied.

I want to be clear: I do not think that a downsizing of the university is necessarily a bad thing. If managed properly, with an eye on quality, SIUC will get better students, an enlivened faculty and a robust institution for the future.

While some of the big box stores are doing well, the Mall appears to be struggling. And remember, that sales taxes are the main source of city funds.

What happened? Partly, our town is susceptible to the national trends. A huge economic bubble, caused in part by sub prime mortgages, destroyed the housing market. Manufacturing, which used to be important in the region, along with coal mining, is nearly non-existent. What some people call the “higher education” bubble threatens to permanently affect the university.

The rise of the digital revolution promises to upend whole sectors of our economy, including higher education, while developing whole new industries and new ways of learning.

Unfortunately, I think we have made a series of poor decisions. The university, instead of driving for quality as envisioned by Delyt Morris, instead conceived itself as the “economic engine” of the region. That meant that their goal was to keep up the enrollment by any means necessary including lower admission standards. Moreover, there was a focus on capitol improvements – bricks and mortar – that would create jobs. Incredibly the City of Carbondale voted to give away \$1 million dollars a year for 20 years in support of this effort. If we had been following the idea of quality, we would have sponsored a \$1 million dollar a year scholarship program for gifted students. But that wasn’t discussed.

We abandoned our older neighborhoods and people left our town to settle elsewhere. Our schools, once the pride of Carbondale, have sagged. The elementary school in particular is not attractive to young families who choose instead to live in other school districts such as Carterville, Giant City or Unity Point.

But, lets look at a nearby town: Marion. Why do they appear to be doing well? Marion capitalized on its assets. It is a freeway/gas station town. Its location on I57 has been exploited by the City of Marion to build motels, distribution centers, repair shops and manufacturing. They have lax zoning and a go-go attitude to development. They have succeeded

brilliantly in their strategy.

But Carbondale is not like Marion. Nor is it like Paducah or Cape Girardeau. All of those cities have built on their unique assets, as must Carbondale.

What do we have that is unique? Carbondale is in the top 3 % in Illinois and the top 4 % nationally in education levels. Carbondale has a research university. Carbondale has a well-managed medical community and hospitals. We are developing a robust high-speed internet structure connecting our major institutions. We have a major railroad. We are surrounded by beautiful countryside. We have youth and youthful energy. We have a deep and abiding commitment to fairness and racial justice. We are welcoming to gays and gay families. Carbondale is a deeply comfortable place to just be yourself. In fact, the other day I saw a bumper sticker: "Keep Carbondale Weird". That's not what I have in mind, but it certainly is part of the uniqueness of the city.

Several years ago, my wife and I decided to rehabilitate houses. It was largely a defensive measure since we were surrounded by slumlords who cared not a bit for the appearance of their properties. What we discovered was beautifully built bungalows from the 1920s with dimensional lumber, strong foundations and graceful lines. Make no mistake about it, many of them are in very rough condition, but they can be restored. They are spread in a wide arc through the neighborhoods near the university across Walnut and Main and on to the neighborhoods of the Northwest.

We learned that there is a wonderful market for these houses. They are near the university and hospital. We also learned that zoning makes a difference to our properties. As I mentioned before, we can not rebuild structures that were built too close to the property lines in the 1920s. This is a strong disincentive for someone to buy our houses.

We learned that the old neighborhoods, which once boasted small grocery stores and other small businesses, were no longer able to do that under the code adopted in 1974. We learned that auxiliary buildings for rental were not allowed as well: the so called mother-in-law flats. These "mixed uses" are important to understand and discuss. While they are appropriate in some places, clearly they are not in others.

However, it's in the creation of wise zoning and its fair enforcement that will help cities as unique as Carbondale thrive.

Find a way to make office space, housing and amenities available to this highly educated population and let them create the businesses of the future. Allow them to create families and partnerships that will sustain our town. Enable young people and elderly to live comfortably together. Follow our Comprehensive Plan and develop amenities such as bike lanes, walking paths, parks and green spaces. Imagine a more sustainable city.

Bear down on quality and responsive transparent government. Have encouragement for hard driving businesses. Bring out the uniqueness of Carbondale and watch it prosper. It's within our grasp.

In closing, I again want to thank the Commission for this opportunity. I trust that you are as wise and as committed to the uniqueness of Carbondale as the Barrows, Browns, Nelsons, Westburgs, and the other visionaries who help build this town.

(full disclosure: D. Gorton is my husband)

Liquor on the Agenda (2013-01-29 10:40)

City Council and Liquor Control Commission Meeting

Tuesday, January 29, 2013

Polar Bear

This newsletter will be somewhat truncated as I spent much of the weekend at Polar Bear, or recovering.

No, I didn't drink with the youngsters, though D. (my husband) and I were often invited to. But I wanted to see what the young people were doing. Saturday night I drove around with a police officer, Brandon Weisenberg, from 6:00 p.m. till 3:00 a.m. Since I generally retire early, I spent most of Sunday recovering.

We don't yet have data from the police, but my strong impression is that the event was well-managed by the bars, the participants were generally orderly, the local bars, eateries, and hotels experienced a big boost in business, and a good time was had by (almost) all.

Most of the bars raised their entry age to 21 to avoid being cited for underage possession. Bar staff seemed to be watching closely for open containers, because the officer I was driving with repeatedly cruised the parking lots behind Stix and Hangar 9 and we never saw an open container. My officer's beat did not include Pinch Penny and Cali's, but when D. and I toured that parking lot Saturday afternoon, it was crawling with police and bar employees.

Between 6 p.m. and around 1:30 a.m. we saw very little action. Officer Weisenberg did deal with one young man who was so drunk he was crashing into windows in an apartment complex. He broke the windows and cut himself, and he could not recall his home address. He was turned over to an EMT to look after and we took off to a call.

Around 1:30, as we were responded to a noise complaint (a small gathering in an apartment courtyard), a “shots fired” message came in from the dispatchers. That was definitely more important. I’ll not recount the details, except to say that the problem had nothing to do with Polar Bear, and that it resulted in an arrest. That took us off the streets for the rest of the morning.

As I drove home at 3:00 a.m. Elm St. between University and Poplar, which on a big weekend is usually hopping with parties, was dark and quiet.

I live in the Arbor District, with many student rooming houses nearby. Last Friday night was like most warm spring and fall evenings, with groups of students trooping down the street when the bars closed. Saturday afternoon kids were hanging out on their porches all over the area. At the Arbor District Neighborhood Association annual meeting Sunday, neighbors said that the weekend was unusually quiet.

I’ll have to wait for the police reports to see if my observations are supported by the data.

Polar Bear seemed to be a well-managed opportunity for the young people who come here to study at SIU and their out-of-town friends to participate in a huge party that will leave them fond memories of their college days.

For many years University and City leaders worried about the late-night excesses of the Halloween celebrations of the 1980s and the 1990s. It’s great to see that there’s a new generation of students who simply want to have a good time in a safe environment. Our bar owners and our Carbondale and SIU police, along with our Fire Department and EMT services, have managed these large public parties well.

There isn’t a major public university that doesn’t have its particular celebrations. Its time we again enjoyed Carbondale’s unique celebrations.

Downtown parties on Council agenda

We will be discussing these sorts of party weekends, promoted and hosted by downtown bars, at the [1] Local Liquor Control Commission meeting tonight. Sally Carter, owner of Hangar 9, sent the Liquor Advisory Board a [2] letter requesting that the 3 bars on Illinois Avenue again be allowed to be open on Halloween weekend.

For the past 12 years the bars at the lower end of Illinois Avenue have not been allowed to open at Halloween. Sally Carter's letter details the history of that law and makes cogent arguments for repealing it.

Old Town Liquors sold

Ninkasi, LLC, owner of Bluefish Liquors and the Best Western motel, has [3] applied for Old Town Liquors' Class C (package) license.

Tasis and Pat Karayiannis have operated Old Town Liquors (and El Greco restaurant) for some 34 years. The baby-boomer generation transformed the downtown and west side businesses as clothing, shoe, and other "Main Street" commerce moved to the mall. Carbondale once allowed only one package liquor store and a handful of restaurant and bar liquor licenses; the Karayiannis family and other "boomers" changed all that.

Some of these successful businesses, like the Pagliai's and Mary Lou's, have moved to new quarters. Some are transferring management to their children. Others have decided to lighten the load. Mississippi Flyway is closing after 31 years; after 29 years, the owners of Tres Hombres sold their business to two of their employees. Now Tasis and Pat Karayiannis have sold their venerable package liquor store and restaurant that have served several generations of college students on the Strip. I hope the new owners do as well.

Quarterly reports for businesses holding liquor licenses.

Any business that sells liquor is regulated very closely by the state and city. The Local Liquor Control Commission reviews these [4] reports quarterly and uses this data in its decision of whether or not to renew a business's license.

The [5] first quarterly report , from July1 - September 30, is on the agenda tonight. The most common violation is underage possession. In most cases, an older friend buys beer for someone who is under 21. Bar owners are also ticketed for allowing alcohol to be consumed outside the bar. More serious are sales to under-age patrons.

Bar owners are supposed to keep a close eye out to prevent such practices, and most do a reasonably good job of policing their establishments. But the three most popular bars for the younger set - Pinch Penny, Stix, and Sidetracks - racked up a considerable number of underage possession violations.

Revocation of licenses

Gatsby's and El Bajio both appear to have closed, so barring appeals by these businesses, both of their liquor licenses will be [6] formally revoked .

City Council Agenda

Lowering the number of bar licenses

There is only [7] one item on the General Business portion of the Council agenda: Lowering the number of Class B (bar) liquor licenses available. At the present time there are 16 Class B licenses. However, Gatsby's has closed. Staff is recommending that the number of licenses be lowered to 15.

Council has from time to time raised and lowered the number of bar licenses. In 1990 it raised the maximum to 17, then reduced it to 15 in 1995 and in 2005 increased it to 16. I don't want the lack of an existing unused license to be a barrier to someone who might wish to apply to operate a bar. I am, therefore, not fully persuaded that this action is necessary.

Please let me know what you think. Should we reduce the number of Class B licenses?

Consent Agenda

The Consent Agenda contains routine items, including approval of the [8] minutes of our last meeting, approval of the Warrant for Period Ending: 12/24/12 and the [9] Warrant for Period Ending: 01/07/13 , acceptance of the [10] minutes the Planning Commission, the Liquor Advisory Board, and the Sustainability Commission, two annexation agreements, one at [11] 1625 New Era Road and one for more lots at [12] Lakeland Hills Subdivision .

There are, as well, two budget adjustments due to [13] damage to two Building and Neighborhood Services vehicles to authorize inclusion of [14] property insurance claims in the budget.

There will be a closed meeting following the general meeting.

1. <http://www.explorecarbondale.com/city-council-meeting-1>
2. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/012913/LC%20Item%204%20Sally%20Carter%20Letter%20re%20Halloween.pdf>
3. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/012913/LC%20Item%203%20Transfer%20of%20Old%20Town%20to%20Ninkasi.pdf>
4. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/012913/LC%20Item%205%20First%20Quarter%20Reports%202012-2013%20License%20Year.pdf>
5. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/012913/LC%20Item%205%20First%20Quarter%20Reports%202012-2013%20License%20Year.pdf>
6. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/012913/LC%20Item%206%20Licen>

se%20Revocation.pdf

7. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/012913/Item%205.1%20Liquor%20Code%20Changes.pdf>

8. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/012913/Item%204.1%20Approval%20of%20Council%20Minutes.pdf>

9. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/012913/Item%204.3%20Approval%20of%20Warrant%201172.pdf>

10. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/012913/Item%204.4%20Minutes%20Boards%20Commissions.pdf>

11. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/012913/Item%204.6%20annex%20new%20era%20rd%20property.pdf>

12. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/012913/Item%204.7%20annex%20Lakeland%20Hills%20Subdivision.pdf>

13. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/012913/Item%204.8%20BA%20for%20purchase%20of%20new%20vehicle%20BNS.pdf>

14. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/012913/Item%204.9%20City%20Property%20Insurance%20Claims.pdf>

4.2 February

Community Organizations Funding (2013-02-11 19:39)

City Council Meeting

Tuesday, February 12, 2013

Over the years, as city budgets have tightened, the amount of the city support for community organizations has shrunk dramatically. In 2009 the City funded 22 organizations, contributing \$373,033.

This year staff recommends that [1] 13 organizations receive a total of \$216,195, a decrease of \$156,838 in 5 years. Adjusting for inflation, this is just 54 % of the amount allocated in 2009.

Additionally, Attucks Community Services is requesting \$153,883 to support its programs, and the Varsity Center for the Arts seeks \$30,000 for repairs to stop sewer backups and flood damage that occurs during heavy rains. Staff does not recommend funding these requests.

City government deals primarily with maintaining public safety and order. And it must assure decent transportation and water and sewer services.

But a community is much more than a collection of houses, rules for living together without conflict, and police, firefighters, and infrastructure. A community includes the organizations that bind us together – organizations that help people find satisfying lives no matter the

afflictions and limitations life has handed them.

Carbondale's resident have created a large number of organizations that are run largely by volunteer labor and supported by voluntary contributions. Some of these also rely on grants and public funds. These organizations contribute enormously to the richness of our community's civic life.

Money that builds our community is well spent.

Council is considering holding a retreat later this year, after the newly elected Council members are sworn in. Discussion of City government's role and responsibility in funding community organizations should be on the agenda.

[2] Funding of community organizations is the major item on the [3] agenda . If you have recommendations regarding this year's applicants, please let me and other Council members hear from you.

Consent Agenda

If you follow city business, you may also be interested in the[4] minutes of the December 3 Human Relations Commission, the December 12 Library Board of Trustees, and the December 20 Sustainability Commission.

Peg Falcone has been [5] recommended for membership on the Human Relations Commission. Congratulations, Peg!

And finally, MCI Communications, Inc., [6] seeks to lease a strip between E. College and E. Main Streets, along the east side of the railroad tracks, to install a fiber optic cable, for a rent of \$625 a year.

Council will also hold a closed meeting to discuss various issues.

1. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/021213/Item%205.1%20FY%202014%20Community%20Org%20Funding%20Proposals.pdf>
2. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/021213/Item%205.1%20FY%202014%20Community%20Org%20Funding%20Proposals.pdf>
3. <http://www.explorecarbondale.com/city-council-meeting-2>
4. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/021213/Item%204.3%20Minutes%20Boards%20Commissions.pdf>
5. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/021213/Item%204.6%20appt%20to%20bds%20and%20comm.pdf>
6. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/021213/Item%204.5%20Lease%20Agreement%20with%20MCI.pdf>

4.3 March

Should we change our fire codes in downtown? (2013-03-05 11:35)

TIF District Issues

Local Liquor Control Board Meets

Tuesday March 5, 7:00PM

TIF districts can spur development in areas that need major reinvestment. But they also bring risks. Any City Council that did not look at potential development plans with a sharp eye would do the future a grave disservice.

Two items on the [1]Consent Agenda deal with TIF District #2 - the downtown TIF district.

Revise Fire District Code

Item 4.9, an [2] Ordinance Amending Title Four (4) of the Carbondale Revised Code as it Relates to Fire Districts changes construction types required in the “primary fire district”, aka the “primary business district,” or [3] downtown Carbondale.

This is an issue that I wish the Planning Commission had heard, as it involves development standards in Carbondale’s downtown. It is not something that should be buried in the Consent Agenda.

I will seek a full discussion at tonight’s meeting. Here are the issues:

For a good number of years those of us concerned with redeveloping the downtown have advocated returning to the model of earlier years: Commercial space on the first floor with apartments and offices in the upper stories. The Comprehensive Plan advocates this sort of development.

Our current code for downtown Carbondale (the “primary fire district”) requires that, at a minimum, exterior walls be built of a non-combustible material. Generally, that means brick. Standards for other zones permit any materials allowed by the International Code Council (ICC), with sprinklers in residential developments.

Our current code does not require sprinklers for residences in the downtown business district.

If we pass this code, it means that new development in the downtown area will not be required to use brick or other non-combustible material in the floors intended for residential use (above the first floor), but they will be required to have sprinklers.

This has implications for building design standards. Upper stories could be built of any materials, including vinyl siding as is commonly used in the apartment buildings that have been built in the past few years.

Our current code establishes no design standards in the downtown business district. This has allowed aluminum pole barns to be built as business buildings.

The [4] revised zoning code now being considered would rectify this, establishing basic design standards for new commercial and apartment construction (see 4.7, pp. 132-138 of the [5] draft revisions). But the proposed design standards address style, not specific building materials.

This is an important change. It will affect the appearance of developments in the downtown area.

Please let me know your thoughts.

Up to \$1 million obligation

Item 4.10 is [6] a resolution that allows staff to “issue all or a part of the obligations to finance, directly pay or reimburse to an owner, tenant or developer all or a part of TIF #2 redevelopment project costs.” Since it appeared in the [7] *Southern* this morning I have had some phone calls about this.

City Manager Baity told me that this resolution is a formality that will allow three properties within the TIF district that have or are in the process of being sold to establish development agreements with the city in the future, should they wish to do so. One of these properties is Old Town Liquors; the other two have not yet closed. It does not, he said, entail issuing any bonds or making advance payments to potential developers.

The standard TIF agreement reimburses a business for costs of allowed development over a number of years. The reimbursement funds come from the value added to the property tax because of the development.

I expect the language of this resolution to be clarified before we vote on this item.

CCTB Funding

The reconstituted [8] Carbondale Convention and Tourism Bureau is [9] asking for the same amounts the city has provided in years past, \$317,500. Council members have CCTB’s full proposal in our packets.

Other Items

The [10] Consent Agenda has a number of routine items. This time the [11] minutes of a good number of board and commission meetings that go back as far as last summer are included, so if you’re a reader of minutes, enjoy! (speaking, of course, with tongue in cheek). Thank you to Acting City Clerk Jennifer Sorrel.

If you’ve been wondering where the new McAlister’s Deli is being built, you can see it sketched in on the [12] final development plan .

I was queried about the [13] intergovernmental agreement between the City and the

Park District. This agreement allows the City to supply the Park District with engineering services to establish the engineering criteria for the construction of the aquatics center. The Park District will pay the necessary professional fees for this service.

The mayor seeks approval of his [14] appointment of Les O'Dell, as Director of the Chamber of Commerce, to the Human Relations Commission. He will replace former CoC Director Sherry Ratliff.

Liquor Control Commission

Council members will meet at the [15] Local Liquor Commission before the regular council meeting. The business is largely routine: voting on Main Street's [16] application for a license for their Downtown Art and wine Fairs held on May 18 and September 21, and [17] Consideration of Second Quarter Reports from the Police Department, Fire Department, and Building and Neighborhood Services.

Additionally, because Sidetracks had a large number of violations in the first quarter report, the licensee was requested to meet with the Local Liquor Control Commission. That discussion is on the agenda.

In all of FY 2011-2012, police arrested 23 people in Sidetracks for violating the city's liquor codes. In the first quarter of FY 2012-2013 (July-September), police arrested 42 individual

1. <http://www.explorecarbondale.com/city-council-meeting-3>
2. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/030513/Item%204.9%20Revising%20Carbondale%20Code%20Fire%20Districts.pdf>
3. <http://ci.carbondale.il.us/node/185#Official>
4. http://ci.carbondale.il.us/sites/default/files/pdf/Title15_February2013.pdf
5. http://ci.carbondale.il.us/sites/default/files/pdf/Title15_February2013.pdf
6. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/030513/Item%204.10%20TIF%202%20Intent%20Resolution.pdf>
7. http://thesouthern.com/news/local/carbondale-city-council-will-discuss-tourism-bureau/article_a4a43af8-848e-11e2-a319-0019bb2963f4.html
8. <http://www.cctb.org/>
9. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/030513/Item%205.2%20CCTB%20FY2014%20Funding%20Request.pdf>
10. <http://www.explorecarbondale.com/city-council-meeting-3>
11. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/030513/Item%204.3%20Approval%20of%20Minutes%20Boards%20Commissions.pdf>
12. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/030513/Item%204.7%20Approvin%20development%20McAlister%27s%20Deli.pdf>
13. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/030513/Item%204.8%20Intergov%20ernmental%20Agreement%20with%20Park%20District.pdf>
14. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/030513/Item%204.5%20Appoint%20to%20boards%20and%20comm.pdf>
15. <http://www.explorecarbondale.com/city-council-meeting-3>
16. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/030513/LC%20Item%203%20Carbo%20ndale%20Main%20Street%20Arts%20Fair.pdf>

Neighborhood Business District - Opportunity or Danger? (2013-03-08 07:16)

Planning Commission Meeting

Wednesday, March 6, 7:00 p.m. Civic Center

3/11 - I've posted the pdf of the text of the proposed amendment to the Neighborhood Business District [1] here .

No city can thrive without strong, dynamic, and resilient neighborhoods. Government, through its laws and actions, can nurture or undermine the development of strong neighborhoods.

Tonight the Planning Commission will take up a [2] proposal to rewrite the Neighborhood Business District zone . This rewrite has the potential to enhance or weaken neighborhoods. It should be done with great care.

Many people have lived in or visited communities where people walked to the neighborhood pub, chatted in a neighborhood coffee shop, and bought breakfast at a nearby bakery or grocery store. Such shops, in easy walking distance, knit communities together.

Some also have experienced businesses that brought noise, noxious odors, traffic, and other disruptions to a once-quiet neighborhood. Such businesses undermine neighborhood integrity.

Although the Neighborhood Business District (NB) zone was established in 1974, no business has sought to rezone any residential lot to NB in many years. At this time, it is an unused classification.

What is proposed?

The [3] proposed amendment to current city code would significantly broaden the uses permitted and lessen the distance between potential NB districts. It would also require that all rezoning and business permits go through the steps to obtain a special use permit.

I have grave concerns about the proposed amendments, which I will detail after I explain what a Neighborhood Business District is.

The district was established to allow some commercial and service uses within residential neighborhoods. In our current code, NBs can be no closer than ½ mile from one another. Businesses allowed under the current code include: groceries, pharmacies, and personal services including beauty and barbershops and self-service laundry facilities.

The proposed amendment removes the half-mile separation and it would allow a wide range of businesses that are not now permitted. In addition to specified businesses, it allows "other [businesses] as permitted".

The amended language would permit repair services, including shoe repair, electronics repair, small automobile repair, pressing, alteration, and garment repair, and other repair services as permitted.

It would allow restaurants and/or drinking establishments, and a wide range of retail trades, including (in addition to groceries) apparel and accessories, art and school supplies, audio, print, and visual media, books, florists, hardware, sporting goods and bicycles, and other retail trade as permitted.

The amendment provides for special uses that are already allowed in residential zones, including day care centers and nursery schools, bed and breakfast establishments and inns, and day care homes II and III.

The proposed guidelines require that lot size, set backs, parking, and so forth "should" be consistent with the residential district in which it will be located. (Current language says "shall" - the difference is important.)

Concerns

I have deep concerns about establishing this district with such broad parameters. As written, it would allow, for example, a prospective gas station owner to seek the rezoning of a property from R-1 to NB along a well-traveled arterial or collector street such as Chautauqua, Tower Road, Wood Rd., W. Lake Rd., Sunset, W. Freeman, W. Sycamore, Oakland Avenue, Rigdon, Poplar, E. Fisher, New Era Road, and Giant City Road, as well as along the residential portions of Walnut St.

A small grocery store that blends into a neighborhood might be welcomed along those streets, and in the more densely populated R-2 and R-3 neighborhoods, but I doubt very many people would want a brightly colored and lit 7-11 or Hucks located in the immediate vicinity of their home.

The proposed code "intends" that the NB "maintain the scale of the neighborhood in which it is located." However, it removes all size limitations on lot and building sizes in the district. It removes all setback requirements. And it provides no language to require that buildings style and construction materials conform to the style of architecture in the district within which it is located.

Some types of businesses generate noxious fumes, odors, and noises that could be expected to disturb nearby residences. These include auto repair shops, restaurants and bars, and other uses allowed under the repair services and retail trades "as permitted" categories.

While the permitting process allows for potential disturbances to be addressed, some effects might not be readily anticipated, or might be disregarded by a lax city council. Once a permit is issued, the only restrictions that can be enforced are those that are specifically enumerated.

Changes needed to protect neighborhoods

If the Planning Commission and City Council decide to broaden the NB district, they should see that the code explicitly requires restrictions on noxious fumes, odors, noise, hours of operation, lighting, parking, and other potentially disturbing aspects of a neighborhood business. These should be enumerated and specified as part of the permitting application.

It might be that the owner/manager of the business should be required to live close to the business, as is required for the owners bed and breakfast establishments and inns.

Further, a neighborhood might accept a service provided by a known artisan or businessperson, but they might not wish to allow such a business to be permitted under any other circumstance.

The proposed amendments make no provision to allow a special use to be issued on a provisional basis, to establish a sunset on a special use, once permitted, or to require that a special use permit be renewed when ownership changes.

Further, residents in the neighborhood might not know that a development is occurring. Our code requires only those in the immediate area be notified. But a neighborhood business district affects a much larger area.

There must be provisions to notify all residents and property owners in a larger area, and to formally notify those neighborhood organizations registered with the City. Notification should be far enough in advance to allow neighborhoods to meet.

Carbondale's current code for establishing a Neighborhood Preservation or Conservation District allows owners of 50 percent of affected properties to veto the establishment of such a district. Property owners near a Neighborhood Business Districts should have the same power to veto its establishment.

Without such safeguards, it's not difficult to imagine that major streets like Chautauqua, Sycamore, Walnut, and others could, over time, be converted increasingly to nearly continuous business districts.

Communities need to allow growth and change, but change must occur in a way that does not destroy the quality of life and investments of existing residents nor shred the fabric of existing neighborhoods.

I urge residents to attend tonight's Planning Commission meeting (or watch it on Media-Com Channel 16 or [4] streamed on the web). Let your council representative know your thoughts about this proposed amendment.

1. <http://www.adamscarbondale.org/wp-content/uploads/2013/03/NBAmended.pdf>
2. <http://www.ci.carbondale.il.us/planning-commission-3>
3. <http://www.adamscarbondale.org/wp-content/uploads/2013/03/NBAmended.pdf>
4. <http://www.ci.carbondale.il.us/node/127>

My Thoughts on the Proposed Changes to the Neighborhood Business District | The Carbondale Observer (2013-04-14 02:21:40)

[...] on the change. That hearing was publicized both by the normal process the city follows and in a post on Council Member Jane Adams' blog. In fact, I attended the public hearing and asked a question about the proposed [...]

Backroom Deal Explained; Defer the Vote (2013-03-17 21:39)

City Council meeting

Tuesday, March 19, 7:00 p.m.

City Council is poised to vote on a major amendment to our [1] Neighborhood Business (NB) District . This ordinance is hastily drawn, poorly conceived, and clumsily presented. Worse, it is being pushed through ahead of our general revision of the zoning code.

Only one major Carbondale property-owner will immediately benefit from this change.

Tuesday night we are also [2] being asked by Mayor Fritzler and City Manager Baity to overturn an earlier denial of an apartment development on Monroe St. next to the Library.

This is no way to conduct City business. Especially when the stakes are our residential neighborhoods. This is the way you destroy a town.

I was in the closed meeting in which the deal was laid out to Council. I have tried to be discreet in publicly talking about the deal, because it involves a significant downtown development. However, last Tuesday, Mayor Fritzler publicly shared details with [3] WSIU's listeners. He said that the city is working on a big project in the downtown. Five property owners are "very excited" about the project, he said, but one has not been "working with the developers."

Earlier, the deal involving this one major property owner was outlined by City Manager Kevin Baity in a closed city council meeting. He proposed revising our Neighborhood Business District as a means to address this specific property owner's demands.

He also linked overturning the earlier Council denial of the Monroe St. development and making the Oakland St. auto shop legal as a means of satisfying this landlord. Council members discussed these demands as well as details of the NB district. I quickly objected, pointing out that any revision of our code could only be discussed in open meetings. A council member, who is not running for reelection, urged speed. I was shocked by this back room deal that the City Manager outlined and that the Mayor and several other Council members approved of.

I think the proposed downtown development will a good one. From what I have been told it appears to be the kind of development promoted in the Comprehensive Plan and for which the TIF district was established.

But we must not sacrifice our residential neighborhoods and our residents' security to

further enrich one of the most wealthy and powerful men in Carbondale.

And we cannot do it away from public scrutiny. Just this past week an editorial in the [4] Southern Illinoisan reminded us that sunshine is the best disinfectant to governmental corruption.

Armory and Old High School

City Manager Kevin Baity has also [5] linked the proposed NB district to redevelopment of the Armory and the old high school, both of which were TIF'd to promote their redevelopment. However, these two large institutions do not meet the concept of a "neighborhood business" - they are free-standing complexes that must be redeveloped on their own merits.

Perhaps a new zoning district could be established, such as "Mixed Use Development". It could have the same permitting process as a Planned [residential] Unit Development (PUD), and it would be available for new development as well as redevelopment.

This would be entirely consistent with the [6] Comprehensive Plan .

Proposed NB District non-compliant with Comprehensive Plan

The proposed NB District is completely non-compliant with the City's [7] Comprehensive Plan, adopted in 2010. The Plan, developed with many hours of citizen input and planning, does not mention "mixed use" *anywhere* in relation to residential neighborhoods.

The Plan consultants and advisory committee favored mixed use for the downtown business districts and for new development. The concept is mentioned repeatedly in these sections of the Comprehensive Plan.

The thorny issue of how to permit appropriate mixed use in existing residential neighborhoods was not addressed nor discussed by the Comprehensive Plan Advisory Committee, on which I served.

Zoning Code Revisions

In February 2011 the City [8] contracted with Duncan Associates to [9] revise the City's zoning code . Then-City Manager Allen [10] Gill stressed that their "experience and strength" regarding legal issues was the key qualification that distinguished them from the other firms. Mayor Cole was particularly concerned about the impact of the 2009-2010 State Supreme Court decision in [11] "Passolino v. City of Zion" .

Duncan Associates deleted the NB District because, one of the consultants told me, it constituted "spot zoning." And spot zoning is very difficult to defend in court.

Why do we zone?

The fundamental reason for zoning, the State Municipal Code states, is to limit the rights of citizens to use their property in order to promote and protect the public health, safety, comfort, morals and welfare of the people.

Since these broad goals can be widely interpreted, the courts often rule in favor of property owners who sue the municipality that either permits, or refuses to permit, a particular rezoning or special use.

The extremely broad and permissive language in the proposed NB District code would reasonably make any homeowner concerned about the integrity of their neighborhood. Their sense of security in their home would rest solely on the votes of four city council members. City council members are elected every two years, for four-year terms. So every two years, potential council majorities can change.

That is a thin reed, indeed, on which to place one's trust.

See my [12] earlier suggestions regarding the proposed amendments to the NB District.

Planning Commission member Scott McClurg, appointed by Mayor Fritzler, has posted a NOTE on his [13] Facebook page that has generated considerable discussion.

City Council Meeting

The full [14] City Council agenda is posted, and I'll write about the other business on the rather lengthy agenda later.

1. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2013-agendas/031913/Item%205.6%20Neighborhood%20Business%20District.pdf>
2. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2013-agendas/031913/Item%205.4%20Dwelling%20on%20Monroe%20st.pdf>
3. <http://news.wsiu.org/post/morning-conversation-carbondale-mayor-joel-fritzler>
4. http://thesouthern.com/news/opinions/voice_southern/distrust-of-public-calls-for-sunshine/article_d8f8d46e-8ad1-11e2-86d8-0019bb2963f4.html
5. http://thesouthern.com/news/neighborhood-zoning-at-risk/article_85158036-8dec-11e2-abe7-0019bb2963f4.html
6. <http://www.ci.carbondale.il.us/node/357>
7. <http://www.ci.carbondale.il.us/node/357>
8. <http://www.explorekarbondale.com/sites/default/files/pdf/agenda/2011-agenda/020811/Item%205.7%20Prof%20sv%20agreement%20duncan%20assoc%20zoing%20update.pdf>
9. <http://www.explorekarbondale.com/node/185>
10. <http://www.explorekarbondale.com/sites/default/files/pdf/audio-agenda11/011811/Item%205-12-1.mp3>
11. <http://www.state.il.us/court/Opinions/SupremeCourt/2010/April/107429.pdf>
12. <http://www.adamscarbondale.org/blog>
13. <https://www.facebook.com/scott.mcclurg/notes>
14. <http://www.ci.carbondale.il.us/city-council-meeting-4>

My Thoughts on the Proposed Changes to the Neighborhood Business District | The Carbondale Observer (2013-03-19 06:05:18)

[...] downtown, but that one property owner is not cooperating with the developer. And we can learn from a post on Council Member Jane Adams' blog that the proposed changes to the NB district are, according to City Manager Kevin Baity, "a [...]"

Downtown development – What is next? | Jane Adams for Carbondale (2013-08-24 12:03:46)

[...] to auto repair shops, gas stations, and other incompatible businesses. I wrote about the deal in my blog at the time, though I could not reveal confidential details of the [...]

Budget Hearing (2013-03-31 18:49)

Tuesday, April 2, 7:00 p.m.

The City's [1] budget for the 2013-2014 fiscal year will be discussed at next Tuesday's city council meeting in a public hearing. It will be voted on April 16. The fiscal year begins May 1.

This is probably the most important annual task undertaken by your elected representatives. The budget is much more than a dry listing of expenditures.

- It includes detailed goals, objectives, and strategies for the community as a whole and for each department.
- Each department presents the tabulation of its performance measurements.
- It includes expenditures planned for the coming year and the 5-year Community Investment Projects (CIP).

I greatly value your input on the budget - your queries and comments regarding the allocation of funds and, at least as important, your comments on the goals, objectives, and strategies sections. That's where the rubber hits the road:

- Is the city overlooking some key goal/objective needed to improve city services?
- Does it appear to your eyes that the specific strategies staff will focus on next year will be able to accomplish objectives you think are crucial?
- Do the performance measurements truly gauge staff performance in areas important to you?

The [2] Community Investment Program (CIP) , referred to primarily in the Public Works section of the budget, shows the projects that the city will focus on in FY 2014 and in the coming 5 years. It is derived primarily from the comprehensive [3] CIP list .

The date the project was put on the list is indicated by its number. For example, the first item on the list, "OS8301(U) Bikeway Network Path," indicates that the item is in the "Open Space" (OS) category; that it was put on the list in 1983, and that it is unfunded (U).

The CIP list does not indicate the priority of each project, but rather the dates projects were put on the list.

If you, or a group you belong to, have sought funding for a particular project, please don't be shy about letting your council members know why it's important.

Zoning ordinance revisions

We will vote on the [4] zoning ordinance at the April 2 meeting. If you have comments on it, please let us know asap. Council discussion will be briefer if we get revisions in the document before it comes to Council.

We all owe Councilman Don Monty a huge "thank you" for all the work he has done on the zoning revisions. As former assistant city manager he knows the importance of having a strong, defensible code. He understands many of the more technical aspects of the code that those outside the process would not be aware of. He's spent countless hours on the project, and we have a far better product for it.

The Planning Commission has spent a great deal of time on the project, as well. They held a public hearing that met three separate times, gathering a great deal of public input and advising the staff on changes to be made. They are volunteers who took on this task willingly and, it appears, have given us a document that is in good shape.

1. <http://explorecarbondale.com/sites/default/files/pdf/financial-14/2014%20Proposed%20Budget.pdf>
2. <http://www.explorecarbondale.com/node/3807>
3. <http://ci.carbondale.il.us/sites/default/files/pdf/financial-13/cipALLLIST.pdf>
4. <http://ci.carbondale.il.us/node/185#Offical>

4.4 April

My view - Election on Tuesday (2013-04-08 10:50)

In a recent email, Mayor Fritzler took the unusual step of endorsing four candidates for City Council. The four candidates would, he said, "have the necessary skills to work together with other council members, the city manager, and Carbondale residents."

In general, unless a group publicly runs as a slate, I think it is inappropriate for an elected official, like the Mayor, to attempt to pick his associates.

On the other hand, I do believe its important to note the positive qualities of City Council candidates that you, the voters, will select. I regard the following candidates as worthy of your consideration: **Lee M. Fronabarger, Carolin Harvey, Navreet S. Kang, Brent Ritzel, Jessica C. Bradshaw and Tony Holsey.**

I have high regard for all the Council candidates whom I have had the opportunity to hear at forums and whose positions I have read. These six have struck me as the candidates

who have the necessary depth and breadth of knowledge and experience with Carbondale's governance to represent the all citizens of Carbondale. All six have positive attributes and experiences that they would bring to Council.

I urge voters to learn as much as they can between now and Tuesday in order to vote for the individuals you believe will best represent *your* interests and aims for this city.

Here is my impression of these candidates' positive qualities. Additional information is available on the sites linked below. **This not an endorsement.** In terms of my [1] priorities for the city , I favor some candidates over others. I fully expect to have disagreements on policy and enlightening debates with all of these prospective council members. That is how it should be in a robust and substantive democracy.

Lee M. Fronabarger has been an excellent member of City Council, always prepared and ready to enter into the discussion at Council. Crucially, he has been supportive of the Carbondale Neighborhoods including opposition to Neighborhood Business Districts as the issue came before Council. Lee has long been an advocate for the proposed aquatics center. He initiated the new city program that offers savings on prescription drugs for city residents who lack full coverage. He lives on the southeast side of Carbondale.

Carolyn Harvey has strong skills in accounting and an interest in balancing the City's budget. She currently serves as the chair of the Planning Commission. She is a long time professional at the university, has been active in a number of civic organizations, and lives on Carbondale's far west side.

Navreet S. Kang is a naturalized citizen who has achieved the American dream. He owns his own business and is a long time member of the Carbondale Planning Commission as well as a past elected member of the Park District. Carbondale has a large and growing immigrant community that has not achieved the recognition that it deserves. Navreet lives in the area between West Freeman and Murdale Shopping Center.

Tony Holsey is a builder and contractor in the construction industry. As such, he is deeply knowledgeable about the condition of housing in Carbondale. Through his work he has achieved familiarity with our housing codes and ordinances. He is also a minister at Greater Gillespie Temple Church and a leader in the African American community. He lives in the Northwest neighborhood

Jessica C. Bradshaw and Brent Ritzel share many of the same attributes. They are both Carbondale natives and attended local schools. They are both focused on environmental issues and sustainability. Also and very important, they represent a young cohort of candidates in Carbondale. Both live in the Northwest neighborhood and are active in the Northwest Neighborhood Association.

Information in other sources:

The *Daily Egyptian* recently published [2] short statements with candidate biographies and positions of all the candidates they could contact, as well as a round-up of some candidates' positions on housing, the economy, SIU enrollment, and safety.

The *Southern Illinoisan* provided [3] thumbnail descriptions of 10 of the 12 Council candi-

dates in an April 5 story.

Four candidates responded to the [4] Northwest Neighborhood Association's questionnaire , including [5] Jessica Bradshaw , [6] Carolin Harvey , [7] Lee Fronabarger , and [8] Navreet Kang .

In February, WSIL-TV conducted interviews with [9] Jessica Bradshaw , [10] Lee Fronabarger , [11] Carolin Harvey , [12] Jerrold Hennrich, [13] Pepper Holder , [14] Tony Holsey , [15] Navreet Kang , [16] Brent Ritzel , and [17] Blain Tisdale .

The League of Women Voters held a one-hour [18] candidate forum at City Hall on March 18. Attending were Karim Abdullah, Jessica Bradshaw, Lee Fronabarger, Carolin Harvey, Jerrold Hinnrich, Pepper Holder, Tony Holsey, Navreet Kang, Brent Ritzel, and Blain Tisdale.

The Chamber of Commerce held a 45 minute [19] candidate forum at City Hall on March 19. Attending were Jessica Bradshaw, Lee Fronabarger, Carolin Harvey, Jerrold Hinrichs, Navreet Kang, and Brent Ritzel.

The City website lists the [20] candidates by placement on the ballot, with their home addresses. The candidates (with linked website) are:

1. [21] Blaine Tisdale , 1101 East Grand Avenue, Apartment E-4
2. [22] Brent Ritzel , 810 North Springer Street
3. Carolin Harvey, 109 South Tower Road
4. [23] Lee M. Fronabarger , 1140 Morningside Drive
5. [24] Jessica C. Bradshaw , 512 North Carico Street, Apartment A
6. [25] Navreet S. Kang , 613 South Terrace Drive
7. William Graham, 403 West Elm #3
8. Jerrold Hennrich, 610 West Sycamore
9. Luke L. Adams Jr., 809 West Walnut Apt. 4
10. Karim H. Abdullah, 915 East Cindy Street
11. Tony D. Holsey, 1010 N. Almond Street
12. Pepper Holder, 410 East James & Thelma Walker Avenue

1. <http://www.adamscarbondale.org/>
2. <http://www.dailyegyptian.com/city-council-contenders/#axzz2PoNAhQuo>
3. http://thesouthern.com/news/local/carbondale-vie-for-three-at-large-council-seats/article_5fd00438-9e75-11e2-b959-0019bb2963f4.html
4. <http://northwestcarbondale.com/2013/04/01/ncna-candidate-questionnaire-responses/>
5. <http://northwestcarbondale.com/2013/04/01/jessica-bradshaw-ncna-candidate-questionnaire-response/>
6. <http://northwestcarbondale.com/2013/04/01/carolin-harvey-ncna-candidate-questionnaire-response/>
7. <http://northwestcarbondale.com/2013/04/01/lee-fronabarger-ncna-candidate-questionnaire-response/>
8. <http://northwestcarbondale.com/2013/04/01/navreet-kang-ncna-candidate-questionnaire-response/>
9. <http://www.wsiltv.com/news/politics/Carbondale-Candidate-Jessica-Bradshaw-191508121.html>
10. <http://www.wsiltv.com/news/politics/Carbondale-Candidate-Lee-Fronabarger-191506861.html>
11. <http://www.wsiltv.com/news/politics/Carbondale-Candidate-Carolin-Harvey-191506551.html>
12. <http://www.wsiltv.com/news/politics/Carbondale-Candidate--191508411.html>
13. <http://www.wsiltv.com/news/politics/Carbondale-Candidate-Pepper-Holder-191507661.html>
14. <http://www.wsiltv.com/news/politics/Carbondale-Candidate-Tony-Holsey-191507131.html>
15. <http://www.wsiltv.com/news/politics/Carbondale-Candidate-Navreet-Kang-191507411.html>
16. <http://www.wsiltv.com/news/politics/Carbondale-Candidate-Brent-Ritzel-191508981.html>
17. <http://www.wsiltv.com/news/politics/Carbondale-Candidate-Blaine-Tisdale-191509131.html>
18. <http://www.explorecarbondale.com/streaming-media>
19. <http://carbondalechamber.com/chamber/latest-news/item/73-city-council-candidate-forum>
20. <http://www.explorecarbondale.com/withdrawal-two-candidates-carbondale-city-council-member>
21. <http://www.tisdale2013.com/>
22. <http://www.tisdale2013.com/>
23. <http://ourtowncarbondaleil.blogspot.com/>
24. <https://www.facebook.com/Bradshaw4Council>
25. <http://navreetkangforcitycouncil.com/>

I Am Voting For Jessica Bradshaw and Carolin Harvey for City Council | The Carbondale Observer (2013-04-08 22:20:49)

[...] asking supporters to vote for three from that list. This weekend, Council Member Jane Adams sent an email to supporters naming six candidates (Lee Fronabarger, Carolin Harvey, Navreet Kang, Brent Ritzel, Jessica [...])

Council Candidate Coverage Roundup | The Carbondale Observer (2013-04-14 00:29:51)
[...] Council Member Jane Adams: My View: Election on Tuesday [...]

Mostly money Tuesday (2013-04-16 11:26)

City Council Meeting

Tuesday, April 19, 7:00 p.m.

Reception for outgoing Council members 6:15 p.m.

As I write this news is coming in about the horrific explosions in Boston. The bomb blasts remind us of our vulnerability and fragility – and also of the incredible capacity our citizens and our institutions have to respond to such catastrophes. Let us hope that the perpetrator is quickly determined and arrested, that those injured heal rapidly, and that the grief of those who lost loved ones is consoled. Our thoughts and prayers are with them.

Last City Council meeting of FY 2013

This is the last City Council meeting for this fiscal year, when Council authorizes the next year's (FY 2014) budgets. It is also the last Council meeting for long-time members Corene McDaniel and Chris Wissmann. Neither ran for Council in the recent elections. They will be replaced by Jessica Bradshaw and Carolin Harvey. Voters returned current Councilman Lee Fronabarger for a four-year term. They will be sworn in at the first FY 2014 City Council meeting on May 7.

A reception for outgoing Council members [1] Corene McDaniel and [2] Chris Wissmann will be held at the Civic Center at 6:15 p.m. and Council will formally thank them for their many years of service during the regular City Council meeting.

Most of the rest of the City Council meeting deals with budgetary matters.

Budget

At its last meeting, Council held a hearing and discussed the budget at some length. Council is [3] asked to approve the revised [4] FY 2014 budget, community investment program (CIP), and Carbondale Public Library budgets. The FY 2014 Local Improvement Fund and CIP is on pp. 202-206, and the Library budget is on pp. 287-299 of the [5] FY 2014 budget.

The list of projects on the CIP is very long. However, since most of them must be funded through the General Fund, they are deferred. Only projects funded by a bond issue, a major grant, or income for water and sanitary sewer services end up in the annual budget.

FY 2014's budget includes some open space development, replacement of the Brook Lane footbridge, Superblock sidewalk improvements, and the annual street patching, collector street resurfacing, and sidewalk repairs.

Pay raises for non-union employees

Council members were surprised by the pay increases of 3 % for non-bargaining unit employees, as the raise had not been discussed in closed sessions as it normally is. I'm sure that no one would be pleased to have a promised pay raise taken away, so I expect that Council will approve this staff decision.

The actual dollar amount involved in a 3 % vs. a more modest 2 % or 2.5 % is not great, since most employees are represented by unions. Because they do not have union representation, these staff members are the ones who had to take furlough days when the real crunch hit three years ago. So I don't begrudge them this raise.

I am concerned, however, that City sales tax revenues are expected to be essentially flat next year. I don't think it's good fiscal policy for across-the-board staff raises to run ahead of inflation and ahead of anticipated revenues.

Contracts with Community Organizations

After considerable discussion over the past few months, Council established the amounts to contribute to a number of community organizations. Council will vote on a [6] resolution authorizing the City Manager to execute contracts with those organizations receiving more than \$20,000.

The resolution's cover sheet lists all the organizations receiving funding in the FY 2014 budget.

Refinancing bonds

Regular readers of this blog may recall discussions of refinancing bonds. With historically low interest rates, it makes sense to do so.

The ordinance before Council would [7] authorize refinancing of two existing bonds and adding one new project.

Twenty years ago, in 1993, the City issued bonds to finance expansion of University Mall. (People with long memories will remember the "mall wars" between Carbondale and Marion that precipitated this expansion.) Those bonds were refinanced in 2003. The principal remaining on those bonds is \$1,730,000.

In 2004 the City obtained a loan from the Illinois Environmental Protection Agency (IEPA) to upgrade the Southeast Wastewater Treatment Plant. The principal remaining on that loan is \$6,790,000.

An additional \$495,000 is proposed to improve Schwartz St. from Oakland to Eason St. This stretch of W. Schwartz St. was included in the [8] controversial 2006 bond issue for street improvements. The Schwartz St. portion of the project, however, was not done.

Improving Schwartz Street has been on the [9] CIP list for a very long time - since 1987. There are about 60 streets listed, by date entered, on the "street" section of the CIP list. To my knowledge, there has never been a comprehensive study to establish estimated costs and priorities for any of the improvements on the list.

The City's Public Works Department undertook a [10] water and sewer rate study in 2011, is currently undertaking a systematic [11] survey of the sanitary sewer system. This kind of careful study is essential for good policy and fiscal responsibility.

I would be far more comfortable voting to borrow money for the Schwartz St. improvements if a reasonable process had occurred to make it the top priority. Without this, the rationale for moving this particular street ahead of others that may be as badly in need of improvement appears mysterious and arbitrary.

I walk and drive down the street frequently and know that the stretch between Oakland and Eason is narrow and quite hard to navigate by car. However, many other streets are equally narrow and crowded.

The most compelling reason I see to arbitrarily move Schwartz St. to the top of the list, based on the very limited information available, is that this block carries a [12] significant amount of traffic – an average of 750 cars daily, according to IDOT. It is the access to Church of the Good Shepherd and, via Orchard St., it also links Oakland and Illinois 13. I will, therefore, support this improvement.

Grant received

Federal and State grants extend the City's ability to provide services. In this time of tight budgets, it's all the more important that City departments actively seek grants for major projects. This meeting Council is asked to accept a [13] \$250,000 grant from the U.S. Department of Homeland Security and FEMA to the Fire Department. The city will contribute a \$25,000 match. The funds will allow the Fire Department to purchase a rescue vehicle.

Appointments to Boards and Commissions

The mayor is recommending the following appointments: Harvey Welch, reappointed to the Board of Fire and Police Commissioners and to the Personnel Board; Sarah O'Dell appointed to the Liquor Advisory Board as the SIUC Undergraduate Student Government Representative; Paul Echols appointed to the Police Pension Board of Trustees; and reappointment of Makayla Bonny to the Sustainability Commission.

1. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/041613/Item%205.1%20Corene%20McDaniel.pdf>
2. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/041613/Item%205.2Chris%20Wismann.pdf>
3. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/041613/Item%205.4%20Adopt%20FY%202014%20Budget%20cip%20library.pdf>
4. <http://www.explorecarbondale.com/city-carbondale-financial-overview>
5. <http://explorecarbondale.com/sites/default/files/pdf/financial-14/2014%20Proposed%20Budget.pdf>
6. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/041613/Item%205.6%20Execute%20FY%202014%20Community%20Org%20Contracts.pdf>
7. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/041613/Item%205.7%20Refinance%202003%20to%202013%20G0%20Refunding%20Bond.pdf>
8. <http://ci.carbondale.il.us/sites/default/files/Council%20Minutes/2005%20Council%20Minutes/April%2019%202005%20regular.pdf>
9. <http://ci.carbondale.il.us/sites/default/files/pdf/financial-13/cipALLLIST.pdf>
10. <http://www.explorecarbondale.com/node/2844>
11. <http://www.explorecarbondale.com/node/2844>
12. <http://www.gettingaroundillinois.com/gai.htm?mt=aadt>
13. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/041613/Item%204.7%20Accept%20AFG%20Grant%20Rescue%20Truck.pdf>

4.5 May

Why I Stood Up to Mayor Fritzler (2013-05-03 15:21)

Column published in Carbondale Times 8 April, 2013

This [1]column lays out the exact nature of the "backroom deal" with the Fishers (Henry and daughter Lindsey) that spurred the fight over allowing auto repair shops to be established in our residential neighborhoods. It was written just before the April 9 City Council meeting. At the previous Council meeting, March 19, Council members Don Monty, Lee Fronabarger, Lance Jack, and myself had voted against the amendment that would have allowed auto repair shops to be located in residential areas.

However, the following meeting, April 9, as we took up the entire zoning ordinance, Lance Jack reintroduced the amendment. This time it passed, with only Lee Fronabarger, Don Monty, and myself voting against it.

At the same time that City Manager Baity, Mayor Fritzler, Lance Jack, Chris Wissmann, and Corene McDaniel were promoting the deal, the City, Lindsey Fisher, and auto repair shop owner Than Van Tran were being sued by Mark and Rachel Robinson. They demanded that the city enforce its laws forbidding auto repair shops to operate in R-1 neighborhoods.

On April 30, just ahead of the date the court was to hear the suit, the City issued a "cease and desist" order that required the auto repair shop to close by today, Friday, May 3. (See the account in the [2]Carbondale Times).

I hope that this will end the conflict that has dogged Council since 2011. If it does, the City will have established the fundamental principle that all citizens are to be treated equally, no matter their economic power or personal "clout." This principle is fundamental to a democratic society.

Just before the City Council's March 19 meeting I sent out a notice to Carbondale residents alerting them to a proposed amendment to our zoning code. The amendment would have allowed a wide range of retail and service businesses to locate in their neighborhoods.

It could, I said, shred Carbondale's residential districts. I also called the amendment a "backroom deal," undertaken to benefit one property owner.

I believe that nothing is more important than an informed electorate - especially when their vital interests are at stake. It is far too easy for elected officials and administrators to fall into a black box that the public can peer into only with great difficulty.

Enacting laws - codes and ordinances - by the City Council is a process that is fundamental to our prosperity and security. It is, however, extremely difficult for most citizens to navigate.

Cynical politicians and government bureaucrats can take advantage of this lack of knowledge.

In the case of this amendment to our Neighborhood Business District, only the formal legal mechanisms slowed the process enough to allow sunlight to enter. After my note was circulated many citizens weighed in, including City Council candidates Navreet Kang, Brent Ritzel, and Jessica Bradshaw. A majority of Council members – City Council candidate Lee Fronabarger, Don Monty, Lance Jack, and myself – voted to refer the amendment back to the Planning Commission, effectively killing it until a new City Council is sworn in. The citizens of Carbondale had won this particular battle.

Of course my note was only one part of the process that stopped this deal. Each of the Council members had their own reasons for their decision.

However, I think we all agreed that whether or not to allow businesses in residential neighborhoods should be taken up as part of a broader discussion of revitalizing our residential neighborhoods. How to zone large old buildings like the Armory and the old high school will now get the careful consideration needed.

Was the amendment a “back room deal”?

Allow me to clarify my charge that seems to have generated the greatest ire by the losing Council members and the Mayor – that it was a “back room deal.”

In closed Council meetings City Manager Kevin Baity told us that one property owner, whom Mayor Fritzler has publicly identified as the Fishers (Home Rentals), refused to sell a property to the developer of an important downtown project. We were given to understand that if the developers couldn’t obtain the Fisher property the development might not be completed. Mr. Baity underlined that understanding when he said in *The Southern Illinoisan* (March 15, 2013) that “we would hate to see any progress on those [redevelopment] projects hindered by any comments made to the press or made in public.”

Mr. Baity told us that the Fishers demanded, as a condition of sale to the developer, that the City Council must approve a special use permit for a townhouse development on Monroe Street that we had previously denied. Mr. Baity indicated that the Fishers also demanded that the Council legalize the auto repair shop that operates in a building they own at the corner of Oakland and Sycamore – the old Coke warehouse.

We discussed the amendment in several closed meetings. Mr. Baity laid out, and Council discussed, a plan to rush it through the legally required process, ahead of the entire zoning code, *solely* to allow the Fisher building on Oakland and Sycamore to be rezoned and to approve the special use permit for the auto repair shop.

I said, in those meetings, that the proposed change to our code was a “backroom deal” and that it was improper. I also said that it was improper for us to approve the special use permit for the Fishers’ development on Monroe Street as a *quid pro quo* for their agreement to sell their downtown property to the developer.

As it turned out, despite what we were led to believe about the importance of meeting the Fishers’ demands, the development will continue. I note Mayor Fritzler’s statement in his *Carbondale Times* article that “they could proceed without it.”

Government's role in development

I believe that city government has a duty to facilitate the health and well-being of the city as a whole. That includes the residential and business districts. It must look after the interests of all the people who rely on the city for their homes and livelihoods.

When elected officials and city administrators become so focused on facilitating a singular development that they lose sight of their overarching responsibility, they make bad decisions.

Fortunately, in this case, a slim majority of Council stepped back from the brink and made the right decision. But the process was unnecessarily messy and divisive.

The threat of business encroachment is removed from our neighborhoods. The downtown development will continue.

An alerted and engaged citizenry and a responsible City Council created a win-win for the City of Carbondale.

1. <http://www.carbondaletimes.com/040813adams>

2. <http://www.carbondaletimes.com/050213auto>

New Council members to be sworn in (2013-05-07 06:32)

City Council Meeting

Tuesday, May 7, 7:00 p.m. Civic Center

Tuesday's City Council meeting will actually be [1] two meetings : The old Council will open the meeting and vote on the Consent Agenda. The new Council will then begin with newly elected Council members Carolin Harvey, Lee Fronabarger, and Jessica Bradshaw being sworn in. This body will take up the general business section of the agenda.

A reception honoring the newly elected Council Members will be held following the City Council Meeting.

Consent Agenda

The old Council must formally proclaim the [2] results of the April 9 municipal election

250

before the newly elected Council members can be seated.

Because of this, the mayor and city manager decided to have the old council handle all the presumably non-controversial issues on the agenda. These include [3] approval of the minutes , approval of warrants ([4] ending 4/1 and [5] ending 4/15), [6] acceptance of the minutes of the Preservation Commission and the Public Library, [7] appointments and reappointments to the Building Board of Appeals, the Human Relations Commission, and Planning Commission, and approval of a [8] request by Phi Rho Eta Fraternity to host a carnival on the University Mall parking lot.

The mayor has selected Jessica Bradshaw to be the Council representative on the Planning Commission.

New Council takes office

Contesting reductions in tax assessment

The most important item facing the new council is an [9] intergovernmental agreement among Carbondale's taxing districts. This agreement will allow a unified response to property owners seeking reductions of more than \$100,000 in their assessed valuation. Last year [10] a number of businesses appealed for large reductions in their assessed valuation. None of the taxing bodies, including the City, were prepared to adequately defend the valuations, and several businesses [11] obtained sizeable reductions in their tax burden – about \$7.5 million total. This burden was, then, shifted to the remaining property owners – you and me.

TIF reimbursements

The old Mary Lou's building, 114 S. Illinois Ave., has sold, and the purchaser, Dr. Razia Sami, is requesting [12] reimbursement for a portion of the purchase price, remodeling costs, and professional fees on the property, up to \$257,000. Reimbursement will come from the increased property tax assessment on the upgraded property.



114 S. Illinois when it was still Mary Lou's. The restaurant [14] moved next door Dec. 31, 2011.

The TIF district was established to promote downtown investment. It seems to be helping that process.

Commendations for Service

[15] Lt. Donald Priddy is retiring from the Police Department after more than 27 years of service, and [16] Earl Mitchell is retiring from Public Works after more than 23 years of service. Council is asked to commend them for their many years of good service to the City and the citizens of Carbondale.

Honorary Street Naming

For the first time I am aware of, Council is being asked by the mayor to honorarily name two streets - East Jackson east of Wall Street as [17] Corene McDaniel Court , and Hospital Drive as [18] Chris Wissmann Way .

Until last year, City code had no provision for honorary naming of streets. However, when Mayor Fritzler had a plaque placed over the police station cornerstone bearing Brad Cole's name, Council enacted new provisions regarding honorary naming (Section 1-2B-10). This included honorary naming of streets.

The legal and practical street name doesn't change. Maps, the Post Office, legal documents, and so forth are not affected by the honorary name.

If these resolutions pass, signs with the honorary names will be attached to the pole

holding official green and white street signs.

What did Council pass?

In a brief email sent April 30, Mayor Fritzler said that the city had issued a “cease and desist” order to Oakland Auto Repair. At the same time, he said that they could submit a request for Neighborhood Business District zoning. The mayor’s comment, reported in the [19] *Carbondale Times* and in the [20] *Southern Illinoisan* , has generated some confusion.

The *Southern* reported that “the space for neighborhood business was left blank in the city’s rewritten zoning ordinance”. This left a number of my neighbors, and probably many other, scratching their heads.

In fact, on April 2, just as the entire zoning ordinance was about to be voted on, Lance Jack brought the Neighborhood Business District amendment back. It passed by a 4-3 majority, with Council members Lance Jack, Corene McDaniel, Chris Wissmann, and Mayor Joel Fritzler voting yes and Don Monty, Lee Fronabarger, and myself voting no.

At the present time, auto repair shops (and a number of other businesses) are allowed in all residential neighborhoods. You can read the section [21] on-line – Title 15, section 2.17; permitted and special uses are listed in section 2.29, and general regulations are in section 3.

1. <http://www.explorecarbondale.com/city-council-meeting-7>
2. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/050713/Item%204.5%20Resolution%20results%20of%20april%209%20election.pdf>
3. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/050713/Item%204.1%20Approval%20of%20Council%20Minutes.pdf>
4. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/050713/Item%204.2%20Approval%20of%20Warrant%201178.pdf>
5. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/050713/Item%204.3%20Approval%20of%20Warrant%201179.pdf>
6. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/050713/Item%204.4%20Approval%20of%20Minutes%20Boards%20Commissions.pdf>
7. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/050713/Item%204.6%20Appointments%20to%20bds%20and%20comm.pdf>
8. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/050713/Item%204.7%20University%20Mall%20Carnival%20Event.pdf>
9. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/050713/Item%207.6%20City%20Manager%20agreement%20Intergovernmental.pdf>
10. http://thesouthern.com/news/local/businesses-seek-property-tax-reductions/article_b60b26d4-6294-11e1-b6c5-001871e3ce6c.html
11. http://thesouthern.com/news/local/board-of-review-lowers-business-property-values/article_2019db24-b119-11e1-91e3-001a4bcf887a.html
12. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/050713/Item%207.5%20Agreement%20TIF%20Illinois%20Avenue.pdf>
13. <http://www.adamscarbondale.org/wp-content/uploads/2013/05/MaryLousOld.jpg>
14. http://thesouthern.com/news/local/new-location-same-mary-lou-s/article_600550f0-39b5-11e1-9f12-0019bb2963f4.html
15. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/050713/Item%207.1%20Commendi>

ng%20Service%20Donald%20L%20Priddy.pdf

16. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/050713/Item%207.2%20Commending%20Service%20Earl%20D.%20Mitchell.pdf>

17. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/050713/Item%207.3%20Commending%20Service%20Corene%20McDaniel.pdf>

18. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/050713/Item%207.4%20Commending%20Service%20Chris%20Wissmann.pdf>

19. <http://www.carbondaletimes.com/041213neighborhood>

20. http://thesouthern.com/news/local/communities/jackson/carbondale/oakland-auto-repair-in-carbondale-has-to-close-by-friday/article_980954c4-b2ae-11e2-862c-001a4b

21. http://www.sterlingcodifiers.com/codebook/index.php?book_id=470

Will sparks fly again? (2013-05-21 17:38)

City Council Meeting

Tuesday, May 21, 7:00 p.m. Civic Center

Tax revenues down sharply

Council received the first sales tax report of the current fiscal year (2014), and it was not good. Revenues from the state's 1 % sales tax were down 5.37 % from one year ago. Revenues from the City's 2 % Home Rule tax were down 4.96 %. These figures are for February sales, so they are probably a harbinger of the next few months.

The state tax includes titled or registered purchases such as vehicles, watercraft, trailers, and mobile homes, as well as qualifying food, drugs and medical appliances; the City's home rule tax does not include those items.

When I came on Council two years ago, I assumed that by now inflationary pressures would be pushing up costs as well as income. But inflation remains very low. These are things Council must take into account as we consider union contracts and other city expenditures.

It's hard to know the reasons sales declined, but lower enrollments at SIU undoubtedly contribute. Hiring is way down at SIU, as well. That means fewer employees with good-paying jobs.

Additionally, state and federal funds are shrinking. The crisis-driven "pump priming" infusions of government money into the economy have dried up. As the private economy slowly recovers, federal and state money has decreased.

Carbondale was buffered from the worst of the Great Recession because of the city's large number of government jobs. But, for the same reason, we will be among the most affected by the drag of national and state debts. I look at our recently-passed FY 2014 budget with my fingers crossed.

But all is not doom and gloom: historically low interest rates means that the bonds that Council recently authorized to refinance City debt reaped considerable savings. Over their 11-year lifetime the City will save \$630,000, or \$57,273 a year.

Council business is [1] light this week . Aside from routine items, the only item to be voted on is re-zoning the old High School playing fields to their original R-1 status (see below). But, there are several items that are of interest.

Sparks might fly

At Council's last meeting Lance Jack raised an objection to the order of seniority in Council signatures and seating choice. It was an uncomfortable way to introduce our newly elected members of Council.

Discussion of [2] seniority is on the agenda. The Mayor makes the argument that the current order, in which Councilman Jack ranks third behind Don Monty and myself, concurs with historic practices. While Jack has served the most years of any sitting Council member, he resigned his position in October, 2010. He ran and won his current term in 2011.

The historical record shows that seniority, at least as indicated by signing of resolutions, has varied a lot. Signing order has been alphabetical and by year elected. The current order, which appears to be based on year elected and, for those elected the same year, vote total, seems to have begun with the last (2011) election.

The discussion would not be particularly vexed except that Mayor Fritzler wrote a email that was sent to at least one incoming – but not yet seated – Council member. In this email the mayor asked for the elected Council member's support. He justified Mr. Jack's ranking on the basis of a lengthy series of highly personal criticisms of Mr. Jack's actions and characters. "Lance has," he wrote, "been an embarrassment to the city."

This email to a not-yet-seated Council member and a separate email exchange with Mr. Jack make it clear that the Mayor was strongly motivated by his personal antagonism toward the Councilman.

I have considerable sympathy for Councilman Jack's objection to his treatment by the mayor, especially having myself been repeatedly subject to the Mayor Fritzler's personal attacks and biased handling of his responsibility as presiding officer of Council meetings.

As presiding officer of the City Council, and as the official head of the city, I believe it is the mayor's job to be the "team leader." Roberts Rules of Order, under which Council operates, requires that members treat one another with respect and without resort to personal attack. The fundamental principle of Council's governing rules is this: "That order, decency, and regularity be preserved in a dignified public body."

I'll say it bluntly: Mayor Fritzler's actions too often spread discord and dysfunction. We must be joined by our commitment to improve the quality of life of all our citizens, and to make sure our city government runs well. Council needs its leadership to establish a climate of mutual respect, even as we may sharply disagree on specific issues.

A note: For those interested in the City's history, [3] this item contains a detailed list of City Council members from 1975 to the present, including dates of election and vote totals. Thanks to the City Clerk for compiling it.

Historic Preservation Award

On a happier note: Each year the Preservation Commission confers one or more awards on historic properties have been preserved or restored. This year [4] the award goes to 700 W. Cherry St. My husband, D. Gorton, and I restored it last year.

Many long-time Carbondale residents, particularly SIU faculty, will know this house as the home of Alan and Sally Cohn. They had passed away by the time we bought the house next door in 1996, but their daughter Kathy lived there. Kathy had a debilitating illness and, in her final years, was unable to maintain the house. We acquired it from the estate, not realizing the full extent of the problems. We knew water came through the roof, but we didn't know that the entire back wall of the kitchen addition was eaten up by termites.

The original part of the house, despite more than a decade of a leaking roof, was remarkably solid – a testament to the old growth timber used in its construction. We completely restored the house. Only the kitchen was modernized. I [5] wrote about the restoration in 2012, as we completed it.

As I said in that blog, "We believe that these older, near-in neighborhoods are among the most desirable in the city." They have great value for those who wish to live close to work, shopping, and other amenities. As important, the materials and craftsmanship that went into these houses cannot be replicated today. And it's the original city, built by the people who built the town we have inherited. It's wealth that should not be squandered.

We are pleased that the City promotes the restoration of homes like these, and we are honored to be given this award.

Rezoning old high school playing field

In September 2010, Budslick Investment requested rezoning of Bleyer Field from R-1 to PUD; City Council rezoned the field. Budslick planned to build an assisted living facility for severely physically disabled adults.

City code requires that, if a PUD is not developed within 18 months it must either be extended by City Council or revert to its original zoning. That time expired in February 2012, but City Council was not asked to extend the PUD.

A while back I learned that Budslick Investment was no longer planning to build the facility. So, 33 months after the initial approval, Council will consider [6] staff recommendation that the old high school playing fields be rezoned to R-1.

Park District budget available for review

The Carbondale Park District has two "Notices of Public Hearing" in the *Carbondale Times*. The District Board will be holding hearings on the Park District budget and on a proposal to sell bonds in the amount of \$636,196 for park purposes. The hearings will be held June 17,

2013, at the Carbondale Civic Center. The Tentative Annual Combined Budget/Appropriations is available at Hickory Lodge, LIFE Community Center, Hickory Ridge Golf Course Pro shop, Carbondale Public Library, and the Carbondale Civic Center.

Planning Commission to hear requests

The saga of the Oakland Auto Shop/Old Coca Cola warehouse at 413 N. Oakland Avenue continues on June 5. Lindsey Fisher is appealing the City's [7] Cease and Desist order for the auto shop, which will be heard by the Zoning Board of Appeals. She is also requesting to rezone the property as a Neighborhood Business District and to be granted a special use permit to operate an auto repair business. The rezoning and special use will be heard by the Planning Commission.

The Zoning Board of Appeals and the Planning Commission are made up of the same members. The Zoning Board of Appeals meets first, followed by the Planning Commission. The meetings begin at 7:00 p.m. in Room 108, Civic Center.

The Planning Commission will also hear a request from Peter Pirmann for a special use permit to allow high density residential development in the Professional Administrative Office district in the 400 block of Beadle Drive. He wishes to build three duplexes on three lots.

Planning Commission Hearings are the public's first opportunity to weigh in on potential rezoning. Most Council members pay close attention to the Planning Commission minutes and recommendations. We also welcome your input.

Halloween again?

Council will soon be taking up the request by Sally Carter, owner of Hangar 9, to allow her bar and the only other remaining bar on South Illinois between Elm and Grand Streets to operate on Halloween weekend. Current city code prohibits these bars from operating.

The Liquor Advisory Board had a lengthy conversation about this specific request. They discussed a number of related issues, reported in the [8] Carbondale Times . If you are concerned, pro or con, please read the article and contact me and other Council members.

1. <http://www.explorecarbndale.com/city-council-meeting-8>
2. <http://www.explorecarbndale.com/sites/default/files/pdf/agenda/2013-agendas/052113/Item%205.2%20Discussion%20of%20Official%20Roll%20Call%20Order.pdf>
3. <http://www.explorecarbndale.com/sites/default/files/pdf/agenda/2013-agendas/052113/Item%205.2%20Discussion%20of%20Official%20Roll%20Call%20Order.pdf>
4. <http://www.explorecarbndale.com/sites/default/files/pdf/agenda/2013-agendas/052113/Item%203.1%20Historic%20Preservation%20Award.pdf>
5. <http://www.adamscarbndale.org/revitalizing-carbondale>
6. <http://www.explorecarbndale.com/sites/default/files/pdf/agenda/2013-agendas/052113/Item%205.1%20Rezone%20Request%20Low%20Density%20Oakland%20St.pdf>
7. http://thesouthern.com/news/local/communities/jackson/carbondale/oakland-auto-repair-in-carbondale-has-to-close-by-friday/article_980954c4-b2ae-11e2-862c-001a4b
8. <http://www.carbondaletimes.com/052013halloween>

Sparks shouldn't fly - mostly routine | Jane Adams for Carbondale (2013-07-15 21:25:38)
[...] may recall my post on our last City Council meeting, where I alerted Council watchers to the sub-text behind a request [...]

4.6 June

Will city edict stand? (2013-06-09 15:52)

Fisher appeals Oakland Auto Repair cease and desist order

Zoning Board of Appeals

Wednesday, June 5, 7:00 p.m.

Rezoning Decision for Planning Commission

Wednesday, June 5, Following Zoning Board of Appeals meeting

Civic Center, Room 108

Tonight the Zoning Board of Appeals and the Planning Commission will take up the contentious issue of how to deal with the old Coca-Cola warehouse at the corner of Oakland and Sycamore.

City issues "Cease and Desist Order"

On April 30, one day before the court was to rule on the Robinson's demand for an injunction against the auto shop, the city issued its own "Cease and Desist" order to Lindsey Fisher and the operator of Oakland Auto Repair.

The city's action meant that Fisher could challenge the ruling through the city's administrative appeal process, rather than challenging a court order.

That appeal will be heard tonight by the Zoning Board of Appeals. The process is quasi-judicial, so members of the public will probably not have an opportunity to participate.

City Manager Baity has enabled Fisher/Home Rentals' use of the property as an auto repair shop (see below). I am, therefore, concerned about whether City staff will make the strongest case possible regarding the City's issuance of the cease and desist order.

When that business is disposed of, the Zoning Board of Appeals will convert itself into the Planning Commission to take up [1] a number of requests. These are hearings - opportunities for full public participation.

Rezoning requested

Based on the recently passed zoning code, that allows auto repair shops to be located in residential neighborhoods, Lindsey Fisher seeks to rezone the parcel at Oakland and Sycamore from R-1 to NB - Neighborhood Business District.

She also seeks a special use permit to allow operation of an auto repair shop in that property - the same auto repair shop that the city ordered closed.

Residents of Carbondale should be aware that, if the City Council approves these requests, it will be very difficult to deny any other request for an auto repair shop in any residential neighborhood. A number of court cases have required cities to allow a use the allowed elsewhere, even if the neighbors object strenuously.

A decision in this case sets a precedent for the entire city. We should all be concerned.

These Planning Commission hearings are the public's first opportunity to weigh in on this important issue. You will have another opportunity when the requests come to the City Council.

Background on the warehouse/auto repair shop

Regular readers will recall that use of the old Coca-Cola warehouse has come up several times. In January, 2012, I [2] laid out the history of the back-door means by which Lindsey Fisher acquired a zoning certificate for the auto repair shop from then-Director of Development Services Kevin Baity. When the true history of the building came to light, through a citizen FOIA, the City was forced to rescind its zoning certificate.

And there the situation sat, until the Robinsons sued the city to enforce its laws earlier this year. The Robinsons, who live across the street from what had become Oakland Auto Repair, had sold the property to a party who transferred it to Lindsey Fisher.

Shortly thereafter, the Planning Commission and Council became embroiled in a [3] contentious battle (see also [4] this OpEd) over whether or not to include Neighborhood Business Districts in our code, and whether, if included, auto repair shops should be allowed in those districts. At the center of the issue was Lindsey Fisher's demand to Council, discussed in closed Council sessions, that Oakland Auto Repair be made legal in exchange for the sale of the Attitude Designs building - owned by Fisher's father, Henry Fisher - to a private developer.

Council split 4-3, narrowly approving the new code. Current Council members Lee Fronbarger, Don Monty, and I opposed allowing auto repair shops in residential neighborhoods. Councilman Lance Jack and Mayor Fritzler, along with then-Council members Chris Wissmann and Corene McDaniel, voted to allow them.

Tonight's hearing is the next step in a saga that began two years ago.

Two other Special Use Permits requested

Two other requests for special use permits are on the Planning Commission agenda:

Peter and Rebecca Pirmann wish to build three duplexes at 407, 411, and 415 Beadle Drive. The area is zoned PA, Professional Administrative Office, but residential buildings are allowed with a special use permit.

Randy Throgmorton seeks permission to establish a contract construction business at 1500 Neal Lane. The property is zoned AG, General Agriculture. Construction services are allowed as a special use in this zone.

1. <http://cts.vresp.com/c/?JaneAdamsforCarbondale/93306d5616/ab4a05b8e5/a9b77bc3a3>
2. http://cts.vresp.com/c/?JaneAdamsforCarbondale/93306d5616/ab4a05b8e5/e513b37a1f/utm_content=jadams%40ci.carbondale.il.us&utm_source=VerticalResponse&utm_medium=Em
3. http://cts.vresp.com/c/?JaneAdamsforCarbondale/93306d5616/ab4a05b8e5/55e8ca362d/utm_content=jadams%40ci.carbondale.il.us&utm_source=VerticalResponse&utm_medium=Em
4. <http://cts.vresp.com/c/?JaneAdamsforCarbondale/93306d5616/ab4a05b8e5/1f81c3a0b2>

Sparks shouldn't fly - mostly routine (2013-06-13 18:33)

Local Liquor Control Commission and City Council Meeting Tuesday, June 11, 7:00 p.m., Civic Center Televised on cable Channel 16, [1] streamed on City site

The big news this meeting is what is *not* on the agendas of the Local Liquor Control Commission and the City Council - Halloween and the Fisher's application for rezoning to permit an auto repair shop to operate in the old Coca Cola warehouse on Oakland and Sycamore.

Oakland Auto Repair - continued

Last week the Zoning Board of Appeals and Planning Commission had several items dealing with the Oakland Auto Repair/old Coca Cola warehouse on their agendas. I expected Lindsey Fisher's request for rezoning and a special use permit for the building would be on the City Council agenda this week. However, the Zoning Board of Appeals decided to continue the hearing until their next meeting, July 17. The members wanted to get clarification of Illinois law in regard to how improperly issued zoning certificates may be handled (see [2] story in the *Southern Illinoisan*).

Fisher's requests for rezoning and a special use permit were, therefore, also deferred.

Halloween bar opening not on Local Liquor Control Commission agenda

The Liquor Advisory Board, at their May 16 meeting, recommended that, for one year, all bars in Carbondale be allowed to open on Halloween weekend with a 5:00 a.m. closing

hour. They recommended that no glass containers or kegs be allowed to be sold, that bars be required to have extra security, that there be no special events or drink specials during the weekend, and no extra notoriety, and that the bar entry age for that weekend be 21 years old. The issue would be revisited in 2014. The [3] unapproved minutes summarizes the lengthy discussion that occurred.

The proposed actions are not on this Local Liquor Control Commission agenda because there are a number of items that must be dealt with at this meeting. It will come before us soon, however. I've already received some comments, pro and con and in between. Please do send your views to all the Council members.

The remaining items on the [4] Local Liquor Control Commission include license holders' annual [5] requests for renewal , Kenneth Lynon's request for a [6] bar license (Class B2) for 520 S. Illinois (most recently The Country Goddess), and La Fogata Taqueria's request to transfer Evelyn's existing restaurant (A2) liquor license to the new name of his corporation.

If you have concerns about any of these issues, please contact your City Council representatives.

City Council Issues

With the controversial auto repair shop off the City Council [7] agenda , all the items, with one exception, they are largely routine.

That one item is a request by Peter and Rebecca Pirman for a [8] special use permit to build three duplexes on 407, 411, and 415 Beadle Drive. The parcels were originally zoned R-2, like the surrounding 2- and 4-unit residences. But, in 1985, the Pirmanns requested it be zoned PA. Dr. Pirmann intended to expand his dental practice, building a new facility that would have included these lots. Those plans never came to fruition and now, Dr. Pirmann is retiring. He and his wife intend to sell the property to William and Mary Alice Hamilton if the special use permit is approved.

If you drive south along Beadle Drive you will see a number of attractive, well-maintained single-family homes. Those give way to attractively designed and landscaped duplexes. Five brick 4-plexes are directly across the street, with another directly south of the Pirmanns' property. Neighbors in the area walk along the quiet, attractive street, and some have expressed concerns because they have come to value the visual pleasure the three currently parklike lots provide.

This is a case where neighbors' concerns might be allayed through adding some design and landscaping standards to the proposed duplexes.

The Planning Commission passed the request unanimously. Anyone with concerns, pro or con, regarding the special use permit should address your Council members. I welcome input.

TIF Reimbursement Agreements

709 S. University Avenue

Pradeep Reddy and City staff have reached an agreement on using TIF funds to reim-

burse Reddy up to \$250,000 over 20 years for improvements on his property at 709 S. University Ave. This is the drive through Indian restaurant across from 7-10 Bookstore and next to Friendship Plaza. Reddy plans to convert the building from a drive-through to a sit-down eatery.

Mr. Reddy is a pediatrician and president of the [9] Hindu Temple and Community Center of Southern Illinois.

Harbaughs

Laura Harbaugh, owner of one of Carbondale's favorite downtown eateries, plans to make substantial upgrades to her building. It's an old brick building that shows its years, particularly on the south side, facing Gaia House.

Under the agreement, Ms. Harbaugh will be reimbursed up to \$15,000 for façade improvements.

TIF funds come from the increased property taxes that the owner pays due to the added investments in the property – the “increment” over the taxes paid when the TIF district was established. The increment is shared between the developer and the city, with the stipulation that only certain development expenses may be reimbursed. The City is also required to invest its share of the increment in improving the district. It cannot be used for general maintenance and upkeep, or diverted to other parts of the city.

Both these projects seem to me to be appropriate uses for TIF funds. Both should increase the value of the properties, as well as improve the appearance and usage of the “Strip.”

Tempest in a teapot resolved

Readers may recall my [10]post on our last City Council meeting, where I alerted Council watchers to the sub-text behind a request by Councilman Lance Jack that Council formally establish a signing order for documents we sign. As is so often the case, the issue was not the issue. Rather, Jack perceived the signing order as symptomatic of the friction that has long been evident between himself and the mayor.

Councilman Monty headed off what began to shape up as a divisive exchange by proposing that signing order be mayor first, then council members alphabetically by last name. Since my last name begins with A, I certainly wasn't going to object. Though I think it's a reasonable solution. Rules, as [11] *Roberts Rules* asserts, decrease friction.

My father used to recite a poem (one of many he memorized as a child) regarding alphabetical listings – [12] *Abou ben Adhem* by James Leigh Hunt . The last line reads: “And lo! Ben Adhem's name led all the rest!” I think my father liked the sentiment of the poem (I recommend [13] reading and listening to it), but he was also tickled by the play on alphabetical priority.

We will lay this matter to rest with a [14] text amendment to our code.

1. <http://www.ci.carbondale.il.us/node/127>
2. http://thesouthern.com/news/local/little-garage-still-big-issue/article_8c477ec4-ce5e-11e2-a896-001a4bcf887a.html
3. <http://www.explorekarbondale.com/sites/default/files/pdf/agenda/2013-agendas/060713/LCItem%203%20App%20for%20B2%20license%20by%20Kenneth%20Lynon%20University%20>
4. <http://www.explorekarbondale.com/sites/default/files/pdf/agenda/2013-agendas/060713/LC%20Agenda%206-11-13.pdf>
5. <http://www.explorekarbondale.com/sites/default/files/pdf/agenda/2013-agendas/060713/LCItem%205%20Liquor%20Commission%202013%202014%20Renewals.pdf>
6. <http://www.explorekarbondale.com/sites/default/files/pdf/agenda/2013-agendas/060713/LCItem%203%20App%20for%20B2%20license%20by%20Kenneth%20Lynon%20University%20>
7. <http://www.explorekarbondale.com/city-council-meeting-9>
8. <http://www.explorekarbondale.com/sites/default/files/pdf/agenda/2013-agendas/060713/LCItem%206.1%20Pirmann%20special%20use%20permit.pdf>
9. <http://sitemple.com/>
10. <http://www.adamscarbondale.org/will-sparks-fly-again>
11. <http://www.constitution.org/rror/rror--03.htm>
12. <http://www.johnderbyshire.com/Readings/aboubenadhem.html>
13. <http://www.johnderbyshire.com/Readings/aboubenadhem.html>
14. <http://www.explorekarbondale.com/sites/default/files/pdf/agenda/2013-agendas/060713/Item%206.4%20Ordinance%20amending%20Revised%20Code%20Council%20Official%20Ord>

Carbondale – Outdoor and Active | Jane Adams for Carbondale (2013-07-15 21:41:21)

[...] wrote briefly about the last Zoning Board of Appeals meeting, in which Lindsey Fisher’s appeal of the City’s [...]

Liquor and Halloween - What should the City do? (2013-06-25 16:51)

City Council Meeting

Tuesday, June 25, 7:00 p.m., Civic Center Room 108

Televised on cable Channel 16, [1] streamed on City site

Agenda [2] posted online .

For decades, Halloween has triggered passions among Carbondales’ residents, business-people, and students and alumni. After much effort by the City and SIUC, including forbidding Illinois Avenue bars south of Elm Street to close and closing the university on Halloween weekends, Halloween died. But, memories of Halloweens past haunt Carbondale’s imagination. And like a zombie, it has arisen in the form of Alternative Halloween.

A few months back Sally Carter, owner of Hangar 9, requested that the three remaining bars be allowed to remain open on Halloween weekend.

And, quite apart from Halloween, some restaurateurs requested that they be given the

same privileges accorded to grocery stores - to stop selling liquor at 1:59 a.m. but remain open to sell their other products.

Tonight City Council will [3] discuss (not vote on) these issues. In the process it will, seemingly irresistibly, revisit Halloween - or its ghosts.

In actuality, three separate issues confront Council:

1) Should restaurants holding A1 and A2 licenses be allowed to stay open after the 1:59 a.m. cut-off for liquor sales? That is, should Council continue to require that all liquor sales stop at 1:59 a.m., but allow restaurants to stay open and sell food only?

2) Should Council allow the three remaining bars on the strip - Hangar 9, Stix, and Sidetracks - to remain open during Halloween? Laws in place since 2006 have forbidden all bars on Main St. south of Elm St. to close for that weekend.

3) Should Council, and the City and University, encourage, promote, or in other ways sanction a revival of Carbondale's historic Halloween festivities? And, how should the City respond to festivities that arise spontaneously or are hosted by private organizations?

Allow all bars to be open on Halloween?

Items (2) allow all bars to remain open, and (3) revive Halloween, are somewhat intertwined. However, I believe that allowing the three remaining bars to open on Halloween would have little effect on Halloween festivities. Hangar 9 serves a more mature clientele than those who caused the problems in the past, leaving the Sidetracks and Stix patrons without the critical mass to mount a successful "taking of the strip".

As recently as 2005, Gatsby's was still [4] in business. In its heyday, the Strip [5] also included American Tap, Merlins (later T.J. Mcfly's), Das Fass, Booby's, and undoubtedly some less remembered bars. When all these bars closed at 2:00 a.m., hordes of inebriated and energetic young people poured out. That is gone.

I think we should consider removing the Halloween weekend restriction on the three bars - Hangar 9, Stix, and Sidetracks - by itself. It should not be confused with the issue of how the City should deal with public festivities like Halloween once was.

"Alternative Halloween", celebrated the week before the weekend of Oct. 31, has emerged as a nostalgic recollection of SIU of lore. My home is in a neighborhood in which many students live, and on that weekend I see the young people streaming in from around the state and larger region - as they do on Homecoming and other big weekends. There is no evidence that I'm aware of that this weekend is more problematic than many warm weekends.

If the police can provide evidence that Alternative Halloween is significantly more problematic - and more expensive - than many warm weekends, and if they could provide evidence that Sidetracks and Stix in particular are sources of significant disturbances on that night, I might reconsider this recommendation.

Restaurant hours

Some restaurateurs with A1 and A2 licenses would like to be able to compete with late-night and 24-hour restaurants that don't serve liquor. They argue that they could act as 24-hour groceries currently do – close down their bar and liquor service at 1:59 a.m. but remain open.

Since restaurants are quite different from grocery stores in the way they make alcohol available, police and others have raised concerns about enforcement. I think these are legitimate concerns, and would like restaurateurs to address this issue.

Halloween

Memories of Halloweens past haunt this issue, making it a complex and volatile issue. I posted this agenda item on my [6] Facebook page last Friday; a discussion has ensued that I invite everyone to join.

The issues seem to lie in how people experienced the Halloween of yore. Some people have nostalgic memories of the best days of their youth, with Halloween festivities one of the high points.

Others recall the windows of their businesses or their heads broken by beer cans hurled by drunken louts, and of the town over-run by out-of-control youth who endangered both themselves and everyone around them.

City personnel remember the high costs of the festivities – for clean up and, more importantly, policing.

The [7] Council materials are voluminous, containing the relevant minutes of the Liquor Advisory Board and a 26-page page *History of Carbondale's Halloween Street Parties* (1995, revised 2000, 2001, 2006), compiled by former City Manager Jeffrey Doherty. It is briefly summarized in the Cover Sheet. The full History details the events and the City's (and University's) responses to them, year by year. It's very interesting reading. Thank you, Jeff.

Liquor Advisory Board recommendations

The Liquor Advisory Board deliberated at considerable length about the issue and made a series of recommendations:

The Advisory Board unanimously recommended to allow restaurants that serve alcohol to remain open after the hours when liquor sales cease.

With one abstention, they recommended “allowing all the bars in Carbondale to be open on Halloween weekend with a 5:00 a.m. closing hour, that there be no glass containers or kegs allowed, that extra security be provided by the bars to prevent patrons from exiting with alcohol and that said security be at the bars' expenses, that there be no special events or drink specials during that weekend, that there be no extra notoriety, that the bar entry age for that weekend be 21 and above, and that the temporary lifting and imposition of regulations sunset after one year.”

My thinking

I lean strongly toward treating Halloween 2013 like any other weekend . If this coming October 31 weekend the students and their far-flung friends are more enthusiastic and there are more of them than already occurs on Alternative Halloween (and other big weekends), then the City and SIU should lay some solid plans for the future.

I want the students to live in a town where they can have fun and where entertainment venues and bars can create memorable events. But I want them to be safe, and I want the rest of the community to be safe.

Regarding raising the bar entry age to 21: I don't want to see large parties resume in the neighborhoods. That's why the bar entry age was set lower than the legal drinking age. Unsupervised house parties are dangerous for the participants, and they wreck the neighborhoods in which they regularly occur.

However, at Polar Bear this year, some bar owners voluntarily raised the entry age to 21. And there will be house parties. The City needs to be highly proactive in making sure that house parties do not violate the laws that aim to protect participants and neighbors.

The City should prepare a brochure that details laws regulating and penalties for violating sales of alcohol (forbidden without a license), providing alcohol to people who are underage, disturbing neighbors' peace, and so forth. These brochures should be distributed widely. Package liquor stores should be asked to provide the brochure with every keg they sell.

Late closing hours: It might make sense to establish some means – perhaps a special license – for bars that wish to pay an extra fee to stay open an hour or two later on a regular basis. Some cities do this. It staggers the times that people leave the bars and it might decrease after-hours parties in the neighborhoods. It would be worthwhile for staff to study what other cities have done and how such policies have worked.

Festivities in Carbondale?

These proposals are separate from Halloween. And they do not address the issue raised by so many people with fond memories of Halloween: Carbondale, many say, has become a dour town. A place that seems to discourage fun. Young people want to go to a place that's enjoyable. Many blame SIU's enrollment decline on the killing of Halloween.

I think the reason for SIU's enrollment decline is more complex. But it is true that Halloween gave SIUC a unique identity, one that signaled imagination, creativity, and festivity. It was to Carbondale what Mardi Gras is to New Orleans.

It seems, for many, of a piece with the creativity expressed in SIUC's period of building in the 1950s, '60s and '70s – its world-renowned art department specializing in crafts, its design department under Buckminster Fuller, its innovative Rehabilitation Institute, that provided models for independent living that were taken up by Harvard, Berkeley, and other places, and much much more.

This is a different period, and the challenges and opportunities are far different than they were during the best years of Halloween festivities. We cannot resurrect Halloween as it was.

Rather, we need a deep discussion of how to reenergize the community – how to tap that creative source that made Carbondale and SIU so special. Festivities? Maybe. But something fresh and new, something that unleashes the latent creative energy of our young people that’s waiting to be tapped.

Other items on the agenda

The only other significant item on the agenda is [8] an amendment to our code regarding safety equipment on tow trucks. It requires tow lights and specific straps and tie downs for all towed vehicles.

Prevailing Wages

If you are interested in what are the prevailing wages for Jackson and Williamson County, [9] this item that adopts the prevailing rate for many categories of workers will interest you.

1. <http://www.ci.carbondale.il.us/node/127>
2. <http://www.explorecarbondale.com/city-council-meeting-17>
3. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/062513/Item%206.3%20Halloween%20Discussion.pdf>
4. <http://voices.yahoo.com/hitting-strip-guide-carbondales-bars-and-4758.html>
5. http://open.salon.com/blog/bobbot/2010/02/13/time_passages
6. <https://www.facebook.com/adamsforcARBondale>
7. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/062513/Item%206.3%20Halloween%20Discussion.pdf>
8. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/062513/Item%206.2%20Tow%20Truck%20Safety%20Equipment.pdf>
9. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/062513/Item%205.5%20Ordinance%20adopting%20Prevailing%20Wage%202013.pdf>

Halloween, liquor, and landlords | Jane Adams for Carbondale (2014-05-06 12:23:28)

[...] bars on South Illinois Avenue should be allowed to remain open during Halloween weekends. I wrote about it at some length, and will not repeat the discussion here. We decided to allow the three bars to [...]

4.7 July

Carbondale - Outdoor and Active (2013-07-15 21:39)

I've been thinking for some time that Carbondale must provide more opportunities for our citizens and visitors to be "Outdoors and Active". "Good clean fun", as we said back in the day. But, because of tight economic conditions, we are not providing the amenities that a college town must provide.

We need walking/biking trails. We need skateboard parks, bark parks, and bike parks. The Carbondale Parks District is struggling with their own financial woes, so their major agenda, the Splash Park, is going to keep them occupied for the foreseeable future.

I believe I have identified a source of revenue that, over time, will allow us to develop these activities. It's an idea I've discussed with Urbana Mayor Laurel Prussing: Install a small tax on package wine, liquor and beer. Urbana is just one of the cities in Illinois that have instituted this tax. Bloomington, Normal, Dekalb, Rockford, Highland Park, Berwyn, and many other Illinois cities have such a tax.

In Carbondale, I would want all of the proceeds to be dedicated to "Outdoors and Active" initiatives. It would *not* be part of the general fund, and it wouldn't take the place of funds we are already expending. It would be extra.

With this fund we can make long-range decisions on bike paths, skate parks and other "outdoor and active" improvements to our town.

I've talked to members of Council about this idea and have received very good feedback. Soon, I want to take the initiative before the Council.

But first, I need your help.

Tell me if this is a good idea. After all, we're taxed to death it seems. I'm thinking that the tax might add 20 cents to a good bottle of wine. Those of us who enjoy our wines and beers will also be contributing to the health of our citizens and their enjoyment of the out of doors.

Also, tell me what you would want financed with these funds.

City Council Agenda

Tuesday, July 16, 7:00 p.m., Civic Center

Televised on cable Channel 16, [1] streamed on City site

Halloween again on agenda

After a lively, if lengthy, discussion of allowing all bars to remain open during Halloween weekend, Council instructed the City Manager to bring back specific proposals for Council to consider. Council will take up[2] these proposals . I wrote about these issues in my [3]last blog, and Scott Thorne [4] blogged on the meeting.

Although the mayor expressed strong reservations, sentiment seemed to favor allowing Hangar 9, Stix, and Sidetracks to remain open during Halloween weekend and to treat the weekend like any other high activity weekend – of which Carbondale has many.

The options City Manager Baity discerned:

1. One year trial period - Allow the three bars to remain open this year, but revisit the issue after we see what occurs on Halloween weekend.
2. Reduce restricted boundary so that Hangar 9 could open this year, Stix next year, and Sidetracks in 2015.
3. Complete repeal of Halloween restrictions
4. Maintain existing restrictions

Please let Council members hear from you on this issue.

Restaurant hours

Council also took up a request by some restaurants who serve alcohol that they be allowed to serve food after the 2:00 a.m. cessation of alcohol sales. In our discussions at the last meeting, Council members seemed to favor allowing food sales to continue, but the specific logistics remained to be hammered out.

We will [5] consider an ordinance that addresses these issues.

If you have concerns about this ordinance, or favor it, please let Council members know.

Request to vacate alley

There will be a [6] public hearing and, later on the agenda, an [7] ordinance to consider

, regarding James Temple's request to vacate the north/south alley between Temple's home at 805 W. Sycamore. The old Coca Cola warehouse and two houses south of the warehouse lie immediately west of the alley. The south end of the alley has already been vacated.

Other business

Most of the rest of the agenda is routine. The mayor asked Carolin Harvey to serve on the Carbondale Tourism board as the Council representative, and has also nominated Rebecca Whittington. He tapped Adam Loos for the Sustainability Commission.

Zoning Board of Appeals/Planning Commission Meeting

Wednesday, July 17, 6:00 p.m.

Director of Development Services [8]Chris Wallace sends out notices to a list made up of people who request to be put on it. Send him an email (click the link in his name) if you'd like to get notices like the one below.

I [9] wrote briefly about the last Zoning Board of Appeals meeting, in which Lindsey Fisher's appeal of the City's cease and desist order regarding the auto repair shop at the old Coca Cola warehouse was considered, and about her [10] request for rezoning of the property. And I've [11] written at length about the history of the warehouse itself and the issuance of the zoning certificate. Wednesday, the ZBA will continue its deliberations of the appeal.

Chris Wallace's notification:

The Zoning Board of Appeals meeting will begin at 6:00 p.m. on July 17th rather than the normal start time of 7:00 p.m. Members voted at the last meeting to move the time of all future meetings to 6:00 p.m. **ZBA 14-01** The Zoning Board of Appeals will meet on Wednesday July 17 at 6:00p.m. in room 108 in the Civic Center to hear an appeal from Lindsey Fisher regarding the City's decision to issue a cease and desist letter for the Oakland Auto Shop located at 413 N. Oakland Avenue. This meeting is a continuation of the original ZBA meeting from June 5, 2013. Prior to making a determination on the appeal, the ZBA requested a legal opinion regarding the City's ability to place a 1 year time limit on a Zoning Certificate, and whether or not the City had the authority to rescind a Zoning Certificate after being issued. The Planning Commission will meet on Wednesday July 17, immediately following the ZBA meeting, in room 108 in the Civic Center to consider the following requests: PC 14-03 Lindsey Fisher has submitted a request to rezone the property located at 413 N. Oakland Avenue from R-1-5, Low Density Residential to NB, Neighborhood Business. Ms. Fisher has also requested a Special Use Permit to operate an Automobile Repair and Service facility in the NB, Neighborhood Business district. The Planner assigned to this case is Mark Price. PC 14-04 Randy Throgmorton has requested a Special Use Permit to operate a "contract construction service" in the AG, General Agriculture district located at 1500 Neal Lane. Mr. Throgmorton has submitted this request so that he may continue to operate his business, Giant City Heating and AC, at this location. The Planner assigned to this case is Mark Price. PC 14-05 Jeff Cermak, of TitleMax Illinois, has requested a Special Use Permit to allow a credit service (other than banks) to operate in the SB, Secondary Business district located at 500 East Walnut (the Old Wendy's building). Mark Price is the Planner assigned to this case. If there are any questions or concerns please feel welcome to contact the Planning Services Division at 457-3248. Thank You ———— **Bucky Dome restoration is happening.** I

saw an [12] invitation for bids in Wednesday's Legal Notices. The successful bidder will undertake the Phase 1 Exterior Preservation of the R. Buckminster Fuller Dome at the corner of Cherry and Forest Streets. The building has been under wraps for many years, awaiting funds for the major repairs necessary to bring it back to its original condition. It's great to see the project moving forward. ————— **Koppers Site - Open House** Tuesday, July 16, 4:00-8:00 p.m. Beazer East, who owns the former Koppers wood-treating plant, is offering van tours of the property. Project representatives will be on-site to answer questions and hear concerns and light refreshments will be served. Location: 1555 N. Marion St. Contact Beazer East, Inc., 877-687-9790. ————— Senior Health and Information Fair, Wednesday, July 24, 9:00 - 11:00 a.m., Civic Center. Hosted by Sen. Dave Luechtefeld, Rep. Mike Bost, and Mayor Joel Fritzler. ————— **Commemorative Air Force airplanes at airports** The [13] Commemorative Air Force airplanes will be on the ramp at Carbondale's Southern Illinois Airport on Friday, with the B-29 arriving between noon and 2. Visitors may view the aircraft and get cockpit tours for \$5 per person. They fly to Williamson County Airport in Marion Saturday morning. Gates are open from 9 a.m. to 6:30 p.m. Saturday and Sunday. Admission is \$10 per person and \$20 for families (parents and children age 18 and under). Children age 10 and under are free. College students with I.D. are \$5.

1. <http://www.ci.carbondale.il.us/node/127>
2. <http://www.explore.carbondale.com/sites/default/files/pdf/agenda/2013-agendas/071613/Item%206.4%20Revision%20to%20Revised%20Code%20for%20Halloween%20amendment>.
3. <http://www.adams.carbondale.org/blog>
4. <http://carbondazegazette.blogspot.com/search?updated-max=2013-06-28T09:14:00-05:00&max-results=7>
5. [http://www.explore.carbondale.com/sites/default/files/pdf/agenda/2013-agendas/071613/Item%206.3%20Amending%20revised%20code%20liquor%20A1%20and%20A2%20operating%](http://www.explore.carbondale.com/sites/default/files/pdf/agenda/2013-agendas/071613/Item%206.3%20Amending%20revised%20code%20liquor%20A1%20and%20A2%20operating%20)
6. <http://www.explore.carbondale.com/sites/default/files/pdf/agenda/2013-agendas/071613/Item%204.1%20PH%20Proposed%20vacation%20of%20alley.pdf>
7. <http://www.explore.carbondale.com/sites/default/files/pdf/agenda/2013-agendas/071613/Item%206.2%20request%20to%20vacate%20alley%20w%20sycamore.pdf>
8. <mailto:cwallace@ci.carbondale.il.us>
9. <http://www.adams.carbondale.org/sparks-shouldnt-fly-mostly-routine>
10. <http://www.adams.carbondale.org/will-city-edict-stand>
11. http://www.adams.carbondale.org/why-i-will-vote-no-on-kevin-baity-for-city-manager?utm_content=jadams%40ci.carbondale.il.us&utm_source=VerticalResponse&utm_medium
12. <http://www.publicnotice.illinois.com/Details.aspx?SID=wghhkmdge5rbclwdk032oem&ID=767860>
13. http://thesouthern.com/news/local/warbirds-fly-in-to-region-friday/article_bf4d12f4-ec43-11e2-a0fc-001a4bcf887a.html

4.8 August

IDOT Bike plan, Liquor, and More (2013-08-01 09:58)

Thursday, August 1, two meetings are being held that are important to Carbondale's future.

At 6:30 IDOT is holding a meeting on a statewide bicycle transportation plan.

At 5:30 the Liquor Advisory Board is conducting a hearing and discussion to advise Council on expanding sales of package liquors – beer, wine, and spirits – to convenience stores and spirits to grocery stores.

Bicycle Plan

For many years Carbondale has had a[1] plan for a network of bicycle and walking paths. The only one that has been built is a trail between E. Walnut and E. Grand along Piles Fork Creek.

That long deferred plan may be reactivated, as IDOT turns its attention to bike transportation.

The Press Release states:

The Illinois Department of Transportation is developing its first ever statewide Illinois Bicycle Transportation Plan. IDOT will hold a public meeting at the Carbondale Civic Center on **Thursday, August 1, 2013 from 6:30 p.m. to 8:00 p.m.** to receive input from the public.

When complete, this long-range plan will guide future policy decisions and infrastructure improvements to make cycling a safer, more convenient and more accessible transportation option for Illinoisans.

Topics covered will include bicycle planning and policy, funding, bicycle safety, a regional biking network, guidelines for bike paths and lanes, implementation and prioritization guidelines, education and outreach.

Whether you are a strong and fearless cyclist or someone who avoids cycling at all costs, your voice is needed to help make Illinois the top state for cycling in the country!

This meeting in Carbondale is just one of the numerous outreach workshops that have been scheduled across the state this summer to gain public input on how to improve bicycling in Illinois.

Contact Gary Williams, Economic Development Coordinator for the City of Carbondale with questions about this meeting at (618) 457-3286.

Liquor Advisory Board

Should grocery stores and convenience stores be allowed to sell all forms of alcoholic liquors (beer, wine, spirits)? The Liquor Advisory Board will [2] hold a public hearing on such a proposal at their [3] regular meeting Thursday, August 1, 2013 at 5:30 p.m. Civic Center.

Please weigh in!

Downtown development - special request

There is an important request before next Planning Commission meeting, Wednesday,

August 14, 6:00 p.m.

A [4] legal notice in Sunday's *Southern Illinoisan* stated that Patrick Quinn is asking for an amendment to our zoning code. The amendment would allow construction of apartments on the first floor of buildings in our downtown business district. No, this is not a request by the governor. It turns out there is another [5] Patrick Quinn – also a Chicagoan – who is CFO with [6] Next Chapter Properties . While Quinn, like our governor, lives in Chicago, Next Chapter's home office is Austin, TX. Next Chapter Properties specializes in student apartments. Quinn is seeking a revision that will allow them to build apartments on the ground floor of the major downtown development about which the Mayor has spoken on several occasions. It's very unusual for an individual request for a revision to our code to come to the Planning Commission. But it's good to know who is asking, and for what purpose. Our current code allows apartments on the upper stories in the downtown business district, but it requires that the ground floor be commercial. This amendment would apply to the entire downtown business district – not just to the area where Next Chapter Properties would like to build. It must be viewed in that light. **The issues** This development has been plagued with miscommunications and missteps. Last fall, to promote a sale by Henry Fisher/Home Rentals of his property to the developer, a sweeping amendment to our residential zoning was rushed to Council. It would have allowed businesses to be established throughout the city. Because of public pressure the amendment, while still allowing auto repair shops in every residential zone, was scaled back considerably. Since the developers did not need that property, they were not responsible for the conflicts that ensued. But, the then Council's willingness to trade residents' security for, as the proponents argued, an outside development, did undermine citizens' confidence in City government. That confidence must be restored. While rumors have swirled, confidentiality surrounding the development have prevented the public from knowing what exactly is being planned. I hope that Mr. Quinn will explain more fully what Next Chapter Properties is planning. You, the public, need accurate information to evaluate the project and advise City officials and staff. Many owners of apartment buildings are concerned about potential competition – subsidized by tax rebates from the TIF district – in an already saturated student housing market. Local business worry or are excited – or both – about the impact a large student rental property will have. Where will so many new residents park? Will parking be available for regular customers? On the other hand, many local residents promise many new customers to give businesses within walking distance a substantial lift. These are questions that must be addressed clearly and forthrightly. As I have studied the developers, I have seen some areas of concern. Next Chapter Properties has no developments in commercial zones. Is their business model sensitive to the needs of revitalizing a sagging business district? In their promotional materials aimed at student renters, Next Chapter Properties shows virtually no diversity in their student population. SIUC has an extremely diverse student body, with a large number of African Americans and students from all over the world. Do they have the cultural sensitivity to manage housing for such a diverse population? If done well, this development could contribute a lot to revitalizing the Downtown. That revitalization is why we established the TIF district. But, if passed, the amendment that Next Chapter Properties is requesting may, instead, lead to the rapid conversion of many of our downtown storefronts to apartments. Such conversion would undermine the goals for which we established the TIF district. There may be ways to meet Next Chapter Properties' wishes without endangering the commercial viability of the entire Downtown. This project will be supported by tax dollars. In those cases, government must make sure that new development enlarges the number of winners, not just benefits the individual developer. Let's work to make that happen. Please let the Planning Commission and City Council hear your views. Come to the Hearing and send comments to Development Services Director [7] Chris Wallace and to your City Council representatives.

1. <http://www.ci.carbondale.il.us/sites/default/files/pdf/CompPlanNew/Chapter%203-2%20Conceptual%20Trail%20opportunities.pdf>
 2. <http://www.publicnoticeillinois.com/Details.aspx?SID=gvogd3imfnbn2gh2kzlroq0o&ID=756430&NPID=1379470&EmailID=jadams.cdale%40gmail.com&CID=514>
 3. <http://explorecarbondale.com/liquor-advisory-board-7>
 4. <http://www.publicnoticeillinois.com/>
 5. <http://nextchapterproperties.com/CF0.html>
 6. <http://www.nextchapterproperties.com/>
 7. <mailto:%3Ccwallace@ci.carbondale.il.us%3E?subject=Comment%20on%20proposed%20Text%20Amendment>
-

Bike Path Plans and more (2013-08-08 18:04)

Tuesday, August 6, 7:00 p.m., Room 108

Televised on cable Channel 16, [1] streamed on City site

I had the great pleasure this weekend of zipping through the forest canopy at the [2] Shawnee Bluffs Canopy Tour . It was my stepson Acton's birthday and he and his friend Alicia came down from Champaign to celebrate with us.

The weather was excellent, the parking lot crowded, and the lines strong. I may have gone over 50 mph on this leg, and am applying the brakes as I approach the platform.

The owner says that zip line enthusiasts have told him that this is one of the best tours in the country. It's great to see visitors to our widely renowned Wine Trail with another destination - one that people of almost all ages can enjoy.

Outdoor and Active

Last week, IDOT consultants Alta Planning + Design held [3] Bike Plan Transportation meetings in Carbondale - the last of 9 around the state. These meetings aim to create greater understanding of the needs of bicyclists in IDOT's overall long range planning.

The large turn-out at last Thursday's public meeting demonstrates the strong interest Carbondale area residents have in creating a web of bicycle-safe trails in Carbondale and in the larger region. I attended the afternoon session for public officials and agency personnel - including regional IDOT personnel.

You can [4] share your input on the Plan website.

An item on tonight's [5] Consent Agenda ties directly into this Plan. The City is building a bike-pedestrian trail linking the university to Town Square, on the east side of the railroad track. IDOT has awarded the City \$329,950 for Phase 1 of the project, between Mill Street and Main Street. Tonight staff is seeking Council [6] approval to submit an application for \$360,000 for a grant for Phase 2, between Mill Street and the north pedestrian overpass on

the SIU campus.

Funds from the \$500,000 allocated to “open space” as part of City’s share of the Saluki Way sales tax are being used for property acquisition (completed), for the City’s match for the IDOT grants, and for completion of the project.

Request for Special Use Permit

Jeff Cermack is requesting a [7] Special Use Permit to operate a credit services business in the former Wendy’s building at 500 E. Walnut St. Staff recommended denying the request, but the Planning Commission unanimously recommended approval of the permit.

Appointments to Boards and Commissions

There is a standing call for volunteers for the several Boards and Commissions that advise the City Council and, in some cases, the City Manager. The Mayor is requesting approval for the [8] appointment or reappointment of members to the Board of Fire & Police Commissioners, the Community Development Loan & Grant Review Board, the Human Relations Commission, the Liquor Advisory Board, and the Sustainability Commission.

Minutes of Boards, Commissions, and Committees

Minutes serve as important public records. This week’s agenda includes [9] minutes of the June 5 Planning Commission meeting, the May 16 Liquor Advisory Board, a backlog of minutes from the Board of Fire and Police Commissioners, the April 18 and June 20 Sustainability Commission, and the June 3 Human Relations Commission.

Liquor Control Commission

Before the City Council meets, the same members, except for liquor license holder Lance Jack, will meet as the Liquor Control Commission. The items on the [10] agenda do not appear to be controversial – an application of a [11] liquor license for the Southern Illinois Irish Festival on October 5 and 6, a request to [12] transfer Pinch Penny Liquors’ license from their current location to the old Saluki Textbook building across the street, an [13] application for a Class A1 liquor license by Larry’s House of Cakes, and [14] review of Third Quarter reports on license holders.

I expect that the more controversial issues of allowing convenience stores to sell liquor, and to allow grocery and convenience stores to sell spirits, will come before Council at our August 27 meeting.

Closed meeting

Council will also hold a [15] closed meeting – the first in some time – to discuss a number of issues. We will not know the specifics of topics to be discussed, but I expect updates on discussions between the Police union and City Administration, as well as other litigation involving the City and other issues.

1. <http://cts.vresp.com/c/?Jane>
2. <https://www.shawneezip.com/>
3. <http://www.altaprojects.net/illinois-bike-transportation-plan/>
4. <http://www.altaprojects.net/illinois-bike-transportation-plan/provide-your-input/>
5. <http://www.explorecarbondale.com/city-council-meeting-11>
6. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/080613/Item>
7. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/080613/Item>
8. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/080613/>
9. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/080613/Item>
10. <http://www.explorecarbondale.com/city-council-meeting-11>
11. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/080613/LC>
12. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/080613/LC%20Item%204Transfer%20of%20Location%20Pinch%20Penny%20Liquors.pdf>
13. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/080613/LC%20Item%205%20Larry's%20House%20of%20Cakes%20A1%20License.pdf>
14. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013>
15. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/080613/Item%208.1%20Closed%20Mtg%20Union%20Negotiations.pdf>

Downtown Development, Fisher Appeal, and more (2013-08-14 10:03)

Zoning Board of Appeals and Planning Commission Meeting

Wednesday, August 14, 6:00 p.m., Room 108

Televised on cable Channel 16, [1]streamed on City site

This week's [2] Zoning Board of Appeals and [3] Planning Commission meetings deal with issues that are very important to the residents and businesses in Carbondale.

Zoning Board of Appeals rulings are final; only the courts can override them. The Planning Commission advises the City Council, so you will have an opportunity to weigh in again on those issues. The next City Council meeting is August 27.

Here's what is on the agendas:

Zoning Board of Appeals

Oakland Auto Repair: The ZBA will [4] continue the hearing of Lindsey Fisher's appeal of the City's [5] Cease and Desist order for the Oakland Auto Repair Shop (now closed and [6] for rent). I've written extensively about this issue in the past; interested readers are referred to [7] my blog and the other links for details of the case.

Variance request: Mike and Mary Alice Kimmel are requesting a variance to rebuild a barn on their property on W. Walnut St. It was built in the 1950s and, as was customary at the

time, it was placed on property lines. There it has stood for some 60 years.

I have a very direct interest in this issue as the barn in question lies just a few yards from where I sit as I write this blog. Our north and west fences abut it.

City code allows buildings built prior to adoption of our zoning code to be replaced, on their original footprint, if they are destroyed by a natural catastrophe. The new building must meet current fire and other standards. Should the Kimmel's building be destroyed by fire or wind, the rebuilt structure would have a 1-hour firewall.

But, City code states that if the owner wishes to rebuild an aging structure, it must conform to current setbacks. City staff has recommended *against* allowing the barn to be built in its current location.

As a back fence neighbor and as a resident of the older, near-in part of town, I believe that the Kimmels should be allowed to rebuild on the original footprint.

Many houses in my neighborhood, in the older section of town, have garages built on the property line. Many of these buildings have stood for nearly a century, and time has taken its toll. A homeowner seeking to improve their property might well wish to build a new garage – one they would be allowed to rebuild if their current one burned down.

Most outbuildings have foundations and other improvements, and trees, gardens, and other long-standing uses have grown up based on the siting of a building. Therefore, rebuilding an existing structure on a new site can be both expensive and disruptive. I don't know if this is the case with the Kimmel's building, but their situation reveals the larger issue.

It seems common sense that our City code should encourage – or at least not discourage – improvements to homeowners' properties. Property owners should not be prohibited from making investments that will enhance the appearance and safety of their property.

Planning Commission Agenda

Rezoning Fisher property: Lindsey Fisher seeks to rezone the building on the corner of Oakland and Sycamore – the old Coke warehouse – to NB, Neighborhood Business District, and to obtain a special use permit to operate an automotive repair facility there.

Regular readers of this blog will know that I do not think that auto repair facilities belong in residential neighborhoods. They require the use of dangerous chemicals and often emit noxious fumes that are incompatible with family life.

This particular building fills the entire property, leaving no buffers from adjacent single-family homes. While Oakland Auto Repair was operating, the owners often left both garage doors open to provide ventilation. The prevailing winds exhausted the fumes from the shop into the widows and front porch of the adjoining home and across its front yard.

The Northwest Neighborhood Association is on record as opposed to permitting an auto repair shop in this property. They did not wish to displace the owner of Oakland Auto Repair, but that business is now closed and the sign removed.

Text amendment to Downtown business district: In my [8] August 1 blog I wrote about a request by Patrick Quinn, of Next Chapter Properties, for a text amendment that would allow dwelling units on the main floor of new buildings in this district. I stressed that any amendment to our code will apply throughout the downtown district, not just to the proposed development, and raised concerns regarding allowing conversion of existing and new commercial space to residences.

Mr. Quinn writes, regarding Next Chapter Property's request,

We are seeking to build residential on the first floor as the current building codes may prevent wood frame construction beyond four stories. ... The residential use on the first floor would be part of an overall mix of uses including commercial retail (710 Bookstore), commercial office and amenity space (utilized exclusively by the development).

I discussed my concerns with the text amendment with staff, and I believe the proposed amendment deals with the issue of conversion of our commercial district to residential use. The text amendment that the Planning Commission will consider requires

- a minimum of 5,000 square feet of commercial space on the main floor of newly constructed buildings (not including amenities reserved exclusively for the tenants of the building)
- entrances to the dwelling units be through an internal hallway leading to the main lobby
- no conversion of existing commercial space to residential space

Mr. Quinn also expressed concerns regarding the viability of retail businesses on that site. Mr. Quinn writes,

The traffic counts, one-way traffic, speed along Illinois Avenue and lack of foot traffic do not create ideal conditions for retail users. The retailers cannot survive on the residents that would live above the retail. The applicant has specific instances where first floor commercial retail space has been converted back to residential units due to these challenges.

To my knowledge, both Next Chapter Properties and the firm that initiated the development focus almost entirely in student rentals. The first firm, who brought in Next Chapter Properties, did a development that included retail on the first floor. That development, however, was in a declining residential, not commercial, area. Perhaps that is the instance Mr. Quinn writes about.

In contrast, Champaign undertook an ambitious redevelopment of its almost dead downtown. When I attended University of Illinois in the late 1970s, there was virtually no foot traffic and, because the main street had been converted into a mall, no automobile traffic. The area is distant from the university. But today it is a thriving entertainment district with an active nightlife and prime residential properties above successful commercial enterprises.

Normal revitalized its decayed downtown, which is adjacent to the university. Today there is a large student residence above shops and restaurants on a thriving commercial street, a multi-modal complex, and lots of foot traffic.

Last year the City Council created a TIF district in the city's second major effort to revitalize the downtown (see below for a short history of the previous effort in the 1970s). The TIF district was an expression of faith in goals articulated in the Comprehensive Plan ([9] see pp. 5.13-5.16), that the downtown become a regional arts and entertainment center as well as a center for student activities. It's crucial that this effort succeed – or, minimally, that actions taken now do not undermine future possibilities.

We should soon see preliminary plans for the proposed development. Next Chapter Properties' letter requesting the text amendment provides some information: It will be in the block where 710 is now located. It will front on Illinois and on S. University near Mill St. I learned from Mr. Quinn's letter that the building will be four stories tall and that they are using the most inexpensive construction materials available. I have not seen any site plans, nor do I know where the developers plan to create parking for the residents. Nor do I know who are principles that will sign a TIF agreement with the City – the original firm or Next Chapter Properties.

If well designed, this development will anchor a very important intersection. If the project succeeds, TIF-generated revenues will contribute a great deal to the city's ability to invest in the infrastructure necessary to make the downtown attractive and inviting. But, if poorly conceived, it has the potential to do the opposite.

Carbondale residents and business people, please weigh in on what the Planning Commission and Council should do.

History of Downtown

Some history is in order: Before around 1960, the south end of Illinois Avenue was largely residential, and University Avenue was almost entirely residential. A few of the old houses remain, most of them incorporated into existing buildings.

As the university grew and the mall displaced the traditional downtown businesses, the south end of Illinois – the Strip – became the most vibrant commercial zone. It was filled with a wide variety of businesses that catered to the student population.

In the 1970s – some 40 years ago – the City made a major effort to revitalize the old business district. It worked with a private developer, Stan Hoye, to build a [10] convention center between Illinois and University Avenues, and stretching from Monroe to Elm Streets. The project failed, but many properties had been acquired and demolished. The City was left with a huge hole in the middle of the district south of Monroe Street. As I recall the history (readers, please fill in my spotty memory), in the 1990s part of that hole was filled by the Civic Center, but the parking lot next to PKs remains a relic of that last effort to recreate the downtown.

Despite the gutting of much of the city's old commercial core, the Strip remained the vital center for student life, as well as being the location for a several restaurants that catered to university staff and residents of the larger community.

A number of factors led to the decline of the Strip: In an effort to erase SIUC's "party school" image, the City decreased the number of bar licenses and, collaborating with SIUC, shut down the annual Halloween party. A large amount of student housing was built along Grand and Park Avenues, as well as on the south edge of town. This moved the weight of

the student population northeast of the Strip. And students became far more mobile, driving rather than walking to shopping and entertainment.

Given South Illinois Avenue's history as a once-thriving commercial district that served the large student and adult population, are the developer's judgments about its limited commercial potential realistic? Or do they underestimate the potential for commercial revitalization? The examples of Champaign and Normal may provide more accurate predictors than conventional measures for commercial success.

Rezoning request: The Planning Commission also has a request to rezone property at 4600 and 4624 Springer Ridge Road from Rural Residential to General Agriculture. I will write further on this if it comes to City Council.

1. <http://cts.vresp.com/c/?JaneAdamsforCarbondale/172fcc19dc/6ed96d45b8/45d063073f>
2. <http://www.ci.carbondale.il.us/zoning-board-appeals-0>
3. <http://www.ci.carbondale.il.us/planning-commission-13>
4. http://thesouthern.com/news/local/little-garage-still-big-issue/article_8c477ec4-ce5e-11e2-a896-001a4bcf887a.html
5. <http://www.adamscarbondale.org/will-city-edict-stand>
6. <http://carbondaazegazette.blogspot.com/2013/08/oakland-avenue-auto-servic3.html>
7. <http://www.adamscarbondale.org/why-i-will-vote-no-on-kevin-baity-for-city-manager>
8. <http://www.adamscarbondale.org/idot-bike-plan-liquor-and-more>
9. <http://www.ci.carbondale.il.us/sites/default/files/pdf/CompPlanNew/Comprehensive%20Plan%20Chapter%205.pdf>
10. <http://news.google.com/newspapers?nid=1893&dat=19800618&id=PLYfAAAAIBAJ&sjid=idcEAAAAIBAJ&pg=1267,5376121>

Downtown development – What is next? | Jane Adams for Carbondale (2013-08-24 11:57:46)
[...] my last blog I wrote about an amendment to our code that would have allowed residential uses on the first floor [...]

Downtown development - What is next? (2013-08-24 11:57)

City Council and the Local Liquor Control Commission [1] will meet Tuesday, August 27.

In my [2] last blog I wrote about an amendment to our code that would have allowed residential uses on the first floor of the student housing development, with 300 to 500 beds, proposed for the 710 block of South Illinois and University.

The Planning Commission recommended against the amendment and the developers withdrew their request. Staff will now be working with the developers on their site plan, with no formal opportunities for public or Council input.

Nonetheless, I think it's crucial that the public have an opportunity to discuss the nature of the development. If built, it will fundamentally change the character of the south end of Downtown the historic "Strip".

I'll write a summary of the agenda items later.

Downtown development

The large downtown student housing development is causing me increasing concerns. I was initially very encouraged by what I knew of the project.

But as I've learned more about it over the past several months, it's become apparent that it, if poorly designed, it will cost Carbondale and the area more in lost jobs, shuttered local businesses, and forfeited tax receipts than the city administration will gain in revenues from the tax increment.

It has already distorted our political process as Mayor Joel Fritzler and City Manager Kevin Baity tried to engineer a back room deal that would have opened all residential neighborhoods to auto repair shops, gas stations, and other incompatible businesses. I wrote about the deal in [3] my blog at the time, though I could not reveal confidential details of the development.

Carbondale has a large surplus of student housing. As I've been out and about - in the grocery store, Farmers Market, my exercise class, and elsewhere - residents have questioned the need for more student housing.

As City staff work with the developers on their site plans, I urge them to pay close attention to well-being of the rest of the Downtown and of the entire community. The City should not use TIF tax funds to subsidize a project that does not add value to our city.

These needs, as I perceive them, include the following:

Build economic vitality in the Downtown as a destination

As I wrote [4] last week, the Downtown declined as retail business moved to the Mall and as student residential, recreational, and shopping patterns changed. The Town Square, in contrast, has revived as a destination, with popular eateries combined with residential and professional office uses. The retail, restaurant, and entertainment businesses that have survived on the south end of Downtown provide similar destinations for residents throughout the region. The [5] Comprehensive Plan recognizes this reality, promoting redevelopment of the Downtown as a destination for arts and entertainment.

Consequence:

If Downtown businesses are going to be viable, they must have parking for their patrons. Without adequate patron parking, existing businesses adjacent to the development will fail, and new businesses in the required commercial space will not succeed.

Enhance Downtown as a site for economic development

City Council created a TIF district to promote greater economic diversity and vitality for the City and region. Commercial businesses provide jobs and pay sales taxes - two extremely important aspects of economic development. Residential development will create greater population density, but student residents will not provide the critical mass to assure success for businesses that locate in the building.

Consequence:

The site design must enhance the potential for business success.

Make Downtown attractive.

Except for Town Square, Carbondale's Downtown is down-at-heels. It does not attract students to attend SIUC, nor does it welcome working people to live in the City. The future of both SIUC and Carbondale as a place in which people want to study and live requires a vibrant, attractive Downtown.

Consequence:

The Comprehensive Plan and the city code, which focus on an attractive streetscape, must be followed. Building frontage must be well designed to attract customers, sidewalks must be wide to create comfortable walking and the possibility of cafe seating, and parking lots should not abut streets.

Enhance Carbondale's overall economic well-being

Carbondale has five major foundations of its economy: education, medicine, social services, retail sales, and real estate. During the recent financial bubble, local and national investors built large amounts student housing. This has led to a surplus of student rental housing. There is no question that the student housing market has considerable excess capacity. I have considerable concerns about the wisdom of the City subsidizing more student rentals.

However, I have not heard of an oversupply of quality housing for working adults. In fact, quite the opposite.

Consequence:

If a development happens, the building design should be attractive to both undergraduate students and working adults. Since these developers specialize in large student housing projects, this would take creative thinking regarding building design and management, as the lifestyles of undergraduate students and working adults tend to be quite different.

If a development, supported by City taxes, enhances the streetscape, provides viable commercial space, and increases the number of people on the street, it will help revitalize the entire center of the city. This would benefit the entire community - and region.

But, to do that, I believe developers will need to "think outside the box" of student housing developments. And they will have to work with City staff to solve the parking problem so that existing and potential businesses can succeed.

Move In Week smoothest ever

Last week was move-in week. My neighborhood bustled with activity as renters moved out, landlords cleaned and repaired their properties, and new tenants moved in.

In past years residents of the near in neighborhoods have complained about the “Mounds of August” – the mountains of trash piled along our residential streets as tenants move out.

This year, in contrast, I have heard from people in my neighborhood that it was the smoothest move-in week they have ever seen. City garbage trucks patrolled the streets, picking up trash nearly as soon as it was put out. City staff put out [6] information for new and returning students and alerted locals that the crush was about to begin. The police issued an excellent notice, [7] “Burglary Prevention Tips” .

Thanks are due to City Manager [8] Kevin Baity , Director of Development Services [9] Sean Henry , Maintenance and Environmental Services Director [10] Robert Hardin , and Police Chief [11] Jody O’Guinn . The Neighborhood Inspectors, in Development Services Director [12] Chris Wallace’s shop, have also been working hard to make sure that the houses and apartments people move into are up to snuff.

City staff often hears residents’ complaints; if you think they’ve done a good job, drop them a line.

Drainage research project - Resident information needed

When I walked the neighborhoods during my campaign for City Council I became aware of drainage issues all over the city. Last September’s flooding from Hurricane Isaac, which innudated the Varsity Theater and many other parts of town, demonstrated the need for action on the problem.

Krishna Dhakal, a doctoral student in SIUC’s Environmental Research and Policy Program is undertaking a study that will evaluate the current performance of the drainage system in Carbondale and potentially provide "green" alternatives to the extremely expensive infrastructure needed to drain water away more quickly.

To do this, Mr. Dhakal will need photographs and other information of flooding during major rain events. He is focusing on the Downtown area, since the City has the fullest documentation of storm sewer infrastructure in this area.

Mr. Dhakal will investigate the causes of the problems and model the future performance under various precipitation scenarios. The research will evaluate the efficacy of different combinations of green infrastructures— such as, green roofs, tree canopy, bioswales, pervious pavement, rain gardens, rain barrels, etc.— to address the current problems as well as accommodate the projected future storm events. He expects that the outcomes may be useful in policy decisions regarding stormwater management in the context of climate change.

Mr. Dhakal came here after working as an environmental engineer in Nepal.

1. <http://www.explorecarbondale.com/city-council-meeting-12>
2. <http://www.adamscarbondale.org/downtown-development-fisher-appeal-and-more>
3. <http://www.adamscarbondale.org/backroom-deal-explained-defer-the-vote>
4. <http://www.explorecarbondale.com/city-council-meeting-12>
5. <http://www.ci.carbondale.il.us/sites/default/files/pdf/CompPlanNew/Comprehensive%20Plan%20Chapter%202.pdf>
6. <http://www.ci.carbondale.il.us/node/153>
7. <http://www.carbondalepolice.com/node/1792>
8. <mailto:%CAkbaity@ci.carbondale.il.us%20>
9. <mailto:shenry@ci.carbondale.il.us>
10. <mailto:%CArhardin@ci.carbondale.il.us%20>
11. <mailto:%CAjoguinn@ci.carbondale.il.us>
12. <mailto:%CAwallace@ci.carbondale.il.us%20>

Liquor Licenses on Agenda (2013-08-28 14:08)

Liquor Control Commission and City Council meetings

Tuesday, August 27, 7:00 p.m. Civic Center Room 108

Televised on cable Channel 16, [1] streamed on City site

Tonight's LCC and City Council meetings have many items on [2] their agendas , but the most controversial ones are not on it. The prospective downtown developers have withdrawn their amendment to allow residential dwellings on the first floor of businesses in downtown, and an amendment that would allow liquor to be sold in convenience stores will probably come before Council on September 17.

Nonetheless, two requests for business permits have raised concerns

Local Liquor Control Commission

Council is faced with a decision of whether to [3] grant an A2 license to a new restaurant, Curbside Corporation dba Curbside, in the old Ice Box building at 227 W. Main St. Martha Faye Ikner seeks the license, which allows sale of beer, wine, and spirits. Her business partner is LaShon Hardy of Flossmoor, Illinois.

The building has gone through many lives since it served as the *Southern Illinoisan* offices and print shop. Many readers will recall the Bistro Bar and Grill, a fine dining restaurant, which operated there for a good many years. After it went out of business, a couple of different individuals and groups attempted to operate a restaurant in it, including Coal City Diner, operated by Joe Batchelor.

In early 2009, Stacy Hancock took over ownership of the restaurant, obtaining an A2 liquor license and renaming it [4] Spotlight Grill , aimed at a young African American clientele. In addition to the restaurant and bar, the grill operated as an event center, [5] hosting large parties that spilled into the surrounding area.

At a [6] July 9 hearing , 2009, hearing before the Liquor Advisory Board, Stacy Hancock, Owner, and Van Ikner, Events Coordinator, sought renewal of their license, which had lapsed June 1, 2009. Because the business earned less than 51 % of its revenue from food – a condition for an A1 or A2 liquor license – the LAB and, later, the City Council, voted not to renew the license. Nonetheless, it remained an event center, with large late night parties hosted at the location. Then in November 2010, Orlando Clark was stabbed to death in a brawl outside the building.

In early 2011 Kevin Kirkwood reopened the restaurant as Ice Box Bar and Grill, continuing to host [7] after hours parties . He finally obtained a liquor license in May 2011, and for a time the place appeared to operate quietly. However, events he hosted, like those of the previous owners, sometimes spilled into the surrounding neighborhood. In September 2012 a [8] man was shot on the corner after trying to enter the Ice Box. The business did not go well and in January of this year, Kirkwood was forced to surrender the premises for non-payment of rent.

The building seems ill-fated to operate as a viable restaurant. Since the Bistro closed, none of the owners have had the financial resources to run it as a restaurant, a business that has famously thin margins. Based on information in the liquor license application, it appears that Ms. Ikner and her partners plan to operate the place much as it has operated under the previous two owners – as a restaurant, bar, and event center.

The Liquor Advisory Board recommended approval of the license, but given the history of the building, the prospective owner's apparent lack of experience in restaurant management, and her very limited resources, I am leaning against the license. I welcome your input.

Other items on LCC agenda

The other items on the Local Liquor Commission agenda do not appear to be controversial: [9] Italian Village wants to convert their A1 liquor license to an A2 so that they can sell hard liquors at their bar. [10] New Kahala , which has operated for decades serving only soft drinks seeks an A1 license to serve beer and wine. Carbondale Main Street seeks a [11] festival license for Welcomefest on September 14. Council will review the [12] Fourth Quarter Reports on all liquor licensees.

City Council

Construction business to be allowed?

Randy Throgmorton's request for a [13] special use permit for his HVAC business on Neal Lane appears to be the most controversial item on the City Council Agenda. The business has operated for some time without a permit and in violation of several zoning codes. A number of homeowners on the lots along the lane oppose the business.

After a lengthy hearing, in which a number of neighbors testified and staff asked a number of pertinent questions, the Planning Commission voted to deny the permit. I welcome your views.

Other items on the agenda appear largely uncontroversial.

Labor Agreement

The Plumbers and Pipefitters Union has [14] ratified an agreement with the City and Council is asked to ratify it as well. The agreement, beginning this fiscal year, provides a 2.5 % increase in base pay this year, and 3 % increases for the following 3 years.

I have serious concerns about these increases, as City revenues are well below those of a year ago, and last year revenues were essentially flat. So far this year, sales tax revenues are 4.5 % below those projected in the 2013-2014 budget.

SIUC student numbers are still declining, and Illinois' government is still trying to deal with its enormous debt, so Southern Illinois' government-dependent economy will probably not turn around for quite a while. And, we need every penny of the recent water and sewer rate increase to go to repairing our failing water and sewer lines.

Inflation is running below 2 %, and state and university employees are seeing little or no increase in their base pay. Our employees do a good job and, from everything I've seen, work hard. But, if shrinking City income requires belt tightening, I don't see much "waste and abuse" that can be squeezed out of the budget. It's imperative, until the economy turns around and City revenues again increase, that Council and management hold the line on wages.

Police protective gear

The Police are seeking to [15] purchase protective gear for \$22,001.20. This item was not in the budget, so it will come from City reserves. It was spurred by Council's decision to allow the three bars at the south end of Illinois Avenue to stay open Halloween weekend. I have concerns about the increased militarization of police forces around the country, but (quite aside from memories of Halloweens past) this is probably not a bad investment given the large and occasionally unruly crowds that develop in a college town.

TIF agreement

Jared Smith has purchased 104 S. Marion St. - the blue brick building that I knew as an auto repair shop. He is converting it into a custom and ornamental metal fabrication studio,

and has come to the City to seek support for renovations to improve the property. The [16] agreement will allow Smith to be reimbursed for up to \$50,000 of covered costs.

I'm delighted to see that handsome old building being restored and used for a productive purpose. That's what TIF is meant to do – spur reinvestment in declining properties and revitalize our older business districts.

Catering at SIUC

The City licenses vendors who cater events at SIUC. Chartwells had a monopoly on certain venues at the university. They did not renew their contract with the City, so [17] this amendment allows any caterer with a City liquor license to serve alcoholic beverages at these venues.

Fair Days

The [18] Southern Illinois Irish Festival and the [19] Main Street/Hangar 9 Welcome Fest are seeking Fair Days licenses.

Minutes of Boards and Commissions

Close followers of City business may be interested in the [20] minutes of boards and commissions , which includes minutes of the June 25 Police Pension Board of Trustees, the July 11 Liquor Advisory Board, the 2013 Telecommunications Commission, the July 1 Human Relations Commission, and the July 10 Library Board of Trustees meetings.

The rest of the agenda deals with various approvals of purchases and agreements that are necessary for the operation of the City, but which, by law, require approval by elected officials.

These items include an agreement for mutual assistance with [21] Illinois Emergency Management Agency , and another mutual aid agreement with [22] Illinois Public Works Mutual Aid Network . These mutual aid agreements are important formalities that allow Carbondale to collaborate with our neighbors in case of a disaster or other emergency, and allow us access state and federal emergency funds. There is an [23] annexation agreement , an [24] adjustment to the budget for the bonds issued for the Schwartz St. improvement project, two contracts to improve the Northwest Wastewater Treatment Plant, and purchase of [25] a utility vehicle .

Closed meeting

The regular meeting will be followed by a a closed meeting to review closed meeting minutes and discuss employee issues.

March on Washington - 50th anniversary

Last weekend was the anniversary of the 1963 March on Washington. Despite many

people's concerns that it might be met with violence that would set back the movement for racial equality, it turned out to be one of those pivotal events that open the doors to change.

My husband, D. Gorton, a Delta boy from Greenville, Mississippi, attended the march. His was [26] interviewed by a reporter from the Springfield State Journal-Register, who also produced a [27] 16-minute video of his interviews with a number of Illinoisans who attended the march.

1. <http://www.explorecarbondale.com/streaming-media>
2. <http://www.explorecarbondale.com/city-council-meeting-12>
3. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/082713/LCItem%204%20A2%20License%20to%20Curbside%20Corporation.pdf>
4. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2009%20agendas/031709/Item%205.3%20Minutes%20Boards%20Commissions.pdf>
5. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2009%20agendas/072109/LC%20Item%209%20Spotlight%20Bar%20and%20Grill.pdf>
6. <http://ci.carbondale.il.us/sites/default/files/pdf/agenda/2009%20agendas/081809/Item%205.5%20Accept%20Minutes%20Boards%20Commissions.pdf>
7. <http://carbondaazegazette.blogspot.com/2011/02/icebox-bar.html>
8. http://thesouthern.com/news/local/crime-and-courts/shooting-early-sunday-in-carbondale-sends-one-to-hospital/article_1a77d4e2-0afa-11e2-8453-0019bb2963f4.html
9. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/082713/LCItem%203%20Italian%20Village%20Reclassify%20license.pdf>
10. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/082713/LCItem%205%20A1%20License%20to%20New%20Kahala.pdf>
11. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/082713/LCItem%207%20F1%20licenses%20to%20Carbondale%20Main%20Street.pdf>
12. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/082713/LCItem%206%20Fourth%20Quarter%20Reports%20Accept%20and%20File.pdf>
13. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/082713/Item%206.2%20Resolution%20to%20allow%20contract%20constr%20svc%20Neal%20Lane>
14. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/082713/Item%205.14%20Plumber%27s%20Union%20Contract.pdf>
15. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/082713/Item%205.12%20Request%20for%20Personal%20Protective%20Equip%20PD.pdf>
16. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/082713/Item%206.1%20Resolution%20approving%20TIF%20Agreement%20104%20Marion%20Street>
17. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/082713/Item%206.3%20Ordinance%20amending%20Title%20two%20revision%20catering%20sale>
18. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/082713/Item%206.4%20Resolution%20declaring%20Fair%20Days%20Irish%20Festival.pdf>
19. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/082713/Item%206.5%20Resolution%20Fair%20Days%20for%20Main%20Street%20Hangar%209%20W>
20. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/082713/Item%205.4%20Approval%20of%20Minutes%20Boards%20Commissions.pdf>
21. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/082713/Item%205.8%20Resolution%20Mutual%20Aid%20Agreement%20with%20IEMA.pdf>
22. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/082713/Item%205.9%20Mutual%20Aid%20Agree%20illinois%20PW%20aid%20network.pdf>

23. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/082713/Item%205.10%20Annex%20property%208865%20giant%20city.pdf>
 24. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/082713/Item%205.11%20Ordinance%20ameding%20FY%202014%205yr%20BA%202013%20GO%20Refund>
 25. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/082713/Item%205.13%20Award%20of%20Purchase%20Rough%20Terrain%20Vehicle.pdf>
 26. <http://www.sj-r.com/top-stories/x1868830873/50-years-later-March-on-Washington-a-historic-day-for-integrationists>
 27. <http://extras.sj-r.com/static-pages/reflections-from-illinois-marc>
-

4.9 September

How much regulation is too much? (2013-09-20 12:40)

I sent this out on my email list before the Sept. 17 City Council meeting. If you would like to be on this list, please sign up for my newsletter, on this site.

City Council meeting

Tuesday, September 17, 7:00 p.m. Civic Center Room 108

Televised on cable Channel 16, [1] streamed on City site

Once again, the most significant item is what is *not* on the City Council agenda. The Mayor has sent proposals to allow liquor to be sold in convenience stores and for spirits to be sold in grocery stores to the Liquor Advisory Board, which meets Thursday, October 3, 5:30 p.m. The mayor also [2] deferred discussion of proposals to increase sales taxes until the City Council retreat.

License tree trimmers?

That leaves only one potentially controversial issue on the [3] agenda : a new [4] ordinance to license tree trimmers, tree surgeons, and tree removal services.

The cover sheet refers to the City's experience during the May 8, 2009 Derecho. With downed trees littering the region, tree trimmers poured to the area. The City established a voluntary, one-month licensing program so that residents could check whether a tree trimming company had insurance.

Unlike the voluntary licensure provided by the City in 2009, the ordinance before Council tonight would forbid anyone who does not hold a Carbondale tree-trimmers license from operating in the City.

The ordinance states,

It shall be unlawful for any person or corporation to engage in the business of trimming, treating, removing or otherwise dealing with trees without first having obtained a license to do so.

It requires

all tree trimmers, contractors, landscaping companies or persons or other firms hired to prune, trim or remove trees within the City [to] file evidence of possession of liability insurance in the minimum amounts of two million dollars (\$2,000,000.00) for bodily injury or death and one million (\$1,000,000.00) for property damage indemnifying any personal injury or property damage resulting from the pursuit of such endeavor as herein described.

I have asked for clarification of this language, but as I read it, no one could sell their services to “deal with” trees in Carbondale without holding this insurance.

If my reading is correct, this ordinance would make it illegal for forestry students, who sometimes earn their way through college by practicing their tree-trimming skills, to work in Carbondale in their prospective career. Nor could other students, gardeners, or “jacks-of-all trades” prune or remove small trees for the residents they work for.

In general, I don't think government should be in the business of standing between the consumer and the provider, unless compelling health, safety, and fraud concerns warrant it.

These sorts of regulations most affect young people and minorities. In a time of high unemployment, we need more, not fewer, opportunities for self-employment and small business start-ups.

I want government to lower, not raise, barriers to entry, if public well-being is not put at risk.

I would like the City to encourage food trucks and sales of all kinds of local products - crafts, fresh and preserved agricultural products, wines, beer, and spirits, internet businesses, and more. People come to Carbondale because, as a university community, it is a place where young (and not so young) people can "break the mold" and try new things. We need to lower

the barriers to entry, not create roadblocks to opportunity.

As during the Derecho, the City could establish a registry of tree trimmers who wish to sign up and provide proof of insurance. This would provide a useful service to residents. But it would not put many other people out of work or inconvenience residents who employ students and local workers to maintain their trees.

If you have experience that leads you to believe that only tree-trimmers who carry large amounts of insurance should be allowed to operate, please let me know.

ADDED AFTER COUNCIL MEETING: Council voted to defer consideration of this amendment. Please note that the proposed ordinance **only required proof of bodily injury and liability insurance** for obtaining a license to operate in the city. It did not require, nor seek, confirmation that a firm employed a trained arborist nor that they had workers compensation insurance - all issues correspondents have written to me about.

Property inspections

Council is being asked to pass an ordinance that would permit the City to [5] seek a search warrant to conduct inspections and to remove vehicles from private property.

Few property owners or tenants object to allowing City building inspectors to inspect their residence or business. But, once in a while, a tenant or property owner refuses to allow legally mandated inspections. Similarly, occasionally someone who illegally stores inoperable or unlicensed vehicles refuses to store them legally, and refuses to allow the City to remove the vehicle.

This amendment to City ordinances would make explicit the City's right to obtain a search warrant in such cases, and it would guarantee that everyone's rights were respected - the rights of the property owner or tenant to be secure in their homes and property, the right of the City to enforce its laws, and the rights of residents to expect that City laws will be observed

and enforced.

I welcome your comments on this proposed amendment.

Business expansion

Council has the welcome authority to encourage business development and expansion. In this case, Quad County Ready Mix of Mt. Vernon wishes to establish a base here in Carbon-dale. To that end, it has offered to buy lots in the Bicentennial Industrial Park for \$80,000.

A [6]public hearing will be held and [7] an ordinance brought forward to sell the lots to Quad County.

Habitat for Humanity

A year ago, City Council voted to purchase [8] three properties from Jackson County for the cost of transferring title. The City demolished a dilapidated house on one of those properties, 608 W. Rigdon.

Jackson-Union County Habitat for Humanity wishes to acquire this lot and build a house on it. A [9]hearing will be held and an [10] ordinance to authorize the sale is on the consent agenda.

Sanitary Sewer study

A year or so ago Council authorized the Public Works department to undertake a study of our sanitary sewer system to identify where storm water was entering the system. In the process, all manholes are being inventoried, along with detailed records of the condition of the sewer lines.

Some of our sewers were laid a century ago, and many of the newer ones were made of materials that turned out to be relatively short-lived. This means that during major rain

events, and when the water table is high, water flows into the sewer system. This increased water volume overloads the wastewater treatment plants' ability to purify the raw sewage that flows into them.

The results of this study will guide decisions about where to repair and replace failing sewer lines. It is a proactive measure to take Carbondale into the future.

Staff is requesting [11] Council authorization for Phase 2 of this project.

Landlord courtesy water turn-on

Sunday's *Southern Illinoisan* carried [12] a story about a little-known City program – the “Landlord courtesy water turn-on.” We first learned about it this summer when my husband went in to City Hall to get the water turned on in one of our properties after our tenant moved out.

Our first thought was that it was like the Ameren program: The tenant moves out, the account is switched to the landlord, and when a new tenant establishes service, the landlord is sent a bill for the electricity used between tenants. It's a terrific service.

Unlike Ameren's program, the City's program allows the water to be turned on for only 10 days.

More significant, the City did not bill us. It turned out the City's program is free.

When I inquired of the City Manager, he told me the program had been in place for at least a decade, and possibly longer. He said it was used only 400 times last year, costing the City about \$3,400.

I have no idea how many landlords avail themselves of this free service. However, from the small number of turn-ons reported by the City Manager, it may be that most landlords are

like we were until this summer – unaware of the program.

There is nothing on the City website, no literature in the water office. It was not part of the recent (2011) [13] Water and Sewer Rate Study , and as far as I have been able to determine, it was never passed by Council.

My husband and I do not believe that the City should subsidize our business. It took only one time to learn that the service was free. Since then we have done as we always did in the past – pay a deposit, get the water turned on, and pay for the water we use. It's cumbersome for us and for the City.

The City should provide a paid service much like Ameren's. It would save the City a water turn-on and a turn-off when the account is switched from tenant to landlord to the next tenant. And it would provide landlords seamless service.

Talk of the Town -

Chamber, City to Launch New Talk Radio Program

The Carbondale Chamber of Commerce, the City of Carbondale and WDBX-FM announce the radio station's newest talk radio program, "Talk of the Town."

The weekly half-hour broadcast to be aired Mondays, 10 a.m. to 10:30 a.m., will feature community information, business insight and information about civic and community organizations and programs as well as in-studio guests. The show will be hosted by Carbondale Economic Development Coordinator Gary Williams and Chamber Executive Director Les O'Dell.

WDBX, 91.1, is a listener supported radio station located on Carbondale's Town Square.

Ending Disparities

Human Relations Commission will hold a Public Hearing to Discuss How to End Disparities Facing the African American Community. Thursday, Sept. 26, 6:00 – 8:00 p.m. Civic Center.

1. <http://www.explorecarbondale.com/streaming-media>
2. http://thesouthern.com/news/local/communities/carbondale/adams-proposes-package-liquor-tax/article_62c96f48-1dbf-11e3-8d33-0019bb2963f4.html
3. <http://www.explorecarbondale.com/city-council-meeting-13>
4. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/091713/Item%206.3%20Tree%20Trimmers%20Licenses.pdf>
5. <http://www.explorecarbondale.com/city-council-meeting-13>
6. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/091713/Item%204.1%20PH%20Sale%20of%20Property%20Industrial%20Park.pdf>
7. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/091713/Item%206.2%20Sale%20of%20Property%20Industrial%20Park%20General.pdf>
8. <http://www.ci.carbondale.il.us/sites/default/files/pdf/agenda/2012-agendas/092512/Item%204.11%20Acquisition%20of%20Real%20estate%20BA%20ordinance.pdf>
9. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/091713/Item%204.2%20PH%20Sale%20of%20Property%20Habitat%20for%20Humanity.pdf>
10. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/091713/Item%205.8%20Habitat%20for%20Humanity.pdf>
11. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/091713/Item%205.7%20Engineer%20Agreement%20City%20Sanitary%20Sewer%20Inflow.pdf>
12. http://thesouthern.com/news/local/communities/carbondale/mayor-and-landlords-defend-program/article_b2d2b3aa-1dbf-11e3-bb75-0019bb2963f4.html
13. <http://www.ci.carbondale.il.us/sites/default/files/pdf/Water%20-%20Water%20%26%20Sewer%20Rate%20Study%20-%20April%202011.pdf>

4.10 October

Food Trucks? Brightfields Development? (2013-10-08 10:48)

City Council

Tuesday, October 8, 7:00 p.m., Civic Center Room 108

Televised on cable Channel 16, [1] streamed on City site

The [2] City Council agenda is posted on line. Three major issues are on the agenda: a request for a [3] special use permit for a solar array on the old Kopper's site, regulation of [4] installment loan businesses , and [5] licensing of ice cream peddlers . I hope a full discussion

of whether or not to allow food trucks will be part of the discussion of the specific reforms suggested regarding ice cream trucks.

Food Trucks?

A few weeks ago City Manager Kevin Baity queried City Council members regarding whether we would support allowing food trucks to operate in Carbondale. As I noted in my September 17 blog, I would very much like to see food trucks operating here. They are very popular in many cities, especially large urban areas and university towns, including all major university towns in Illinois – except Carbondale.

- Bloomington-Normal – [6] 3 Food Trucks That are Driving Dining Options Around Town
- Urbana [7] Food Trucks & Mobile Food Vendors
- Champaign [8] Mobile Food Truck Pilot Project
- Dekalb [9] Ordinance regulating food or beverage vending vehicles

At Tuesday's Council meeting, only an [10] ordinance regarding licensing ice cream trucks will be on the agenda. The cover sheet states:

Title Five, Chapter Five of the Code provides for, in part, the licensing of various merchants who do not conduct business from a traditional brick-and-mortar storefront. Many inquiries have been received in the City Clerk's office about vending by means not covered under this Chapter (e.g. food trucks, ice cream trucks, etc.). **During the recent recession, those inquiries increased as newly-unemployed/underemployed entrepreneurs considered alternatives in starting their own businesses.**

While sales conducted from "food trucks" can lead to zoning issues, safety concerns due to sales conducted upon streets for extended time periods, and conflicts between mobile business owners and more traditional business owners, generally speaking, ice cream trucks receive greater acceptance.

I added the emphasis about unemployed entrepreneurs seeking to establish start-up businesses. The chain stores will not engage in them. Only local restaurateurs and other local entrepreneurs operate these sorts of businesses. Chain restaurants that can often out-compete our local restaurants for capital and expertise do not enter this niche market.

Food trucks have a relatively low barrier to entry. In addition to filling a niche in Carbondale's market for prepared foods, they allow local restaurateurs to expand their business and for prospective restaurant operators to develop their skills with an investment they can afford.

A town with as many young people as we have needs to expand the number of niche markets that budding entrepreneurs can enter. Food trucks, with their growing popularity, is an easy one for the City to support.

Please let your Council representatives hear from you about whether or not Carbondale should allow food trucks to operate here.

Brightfields Development - Old Koppers site

Brightfields Development is requesting a [11] special use permit to develop a solar array on the old Kopper's wood treatment plant Superfund site. I think this is a very good re-use of a once-dangerous brownfield. However, residents of the adjoining neighborhood remain concerned about the site's safety and also about the perceived neglect of the relationship between the neighborhood and the three entities responsible for assuring that the Koppers site is used responsibly.

Beginning in 1905, [12] 135 acres on the far northeast side of Carbondale, just west of the railroad, was the site of a creosote wood treating facility. At one time it was one of the [13] largest creosote treatment plants in the world. Beazer East purchased Koppers in 1988 and closed the plant in July 1991.

The site was clearly [14] hazardous to health , with open creosote and other chemicals flowing into nearby Glade Creek. It became an EPA designated [15] Superfund site, and in 2004 [16] cleanup began. The site is now largely cleaned up, although creosote continues to be collected and removed from wells sited on the property.

I attended the May presentations at the Civic Center and visited the site at their July 16 [17] Open House . It appeared that the area had been made safe, with the contamination well-contained or removed. It has become what is called a "brownfield" - a site in which the contamination has been so contained that, with proper vigilance, it no longer poses a threat to people, animals, air, or water supplies.

However, it appears that that neither Beazer nor Brightfields have incorporated the concerns of the neighboring community into their business plans. They are working with Green Earth to incorporate bicycle and walking trails into the site design. But to my knowledge they have not met with neighborhood leaders to develop ways that the site could enhance the quality of life in the immediate neighborhood.

At the May presentation, I spoke with several representatives of the three entities - Beazer, Brightfields, and the EPA - about ways to involve the immediate neighborhood. I suggested that they might provide an internship on the site for a high school student from the neighborhood. Perhaps they could work with the High School and Elementary School districts to enhance their science curriculum, using the brownfield and solar array as field sites for particular science modules. A number of community organizations provide educational programs that include children and young people from the immediate neighborhood. Ways might be found to collaborate with these organizations to enhance after school and summer programs.

Koppers provided work for but also endangered the health of the residents of the immediate neighborhood. That legacy needs to be respected and built into Beazer's and Brightfields' business plans as they remediate the site.

Please let Council know your thoughts on this.

Installment Loan Businesses

In August, Council denied a special use permit for an installment loan business that hoped to

open in Eastgate Shopping Center. We learned that 12 installment loan businesses currently operate in Carbondale.

Astonished by their proliferation, we asked staff to investigate limiting the number of such businesses that could operate in the city. We will consider the [18] ordinance they have brought forward.

This ordinance would limit the number of licenses for such businesses to one for every 2,500 residents, or, at the 2010 population, 10 licenses. Two additional licenses would be allowed for existing businesses, but if a business were to close for more than 30 days, its license would go away.

Installment loans differ somewhat from payday loans, in that payday loans must be repaid in one lump sum payment, while installment loans are generally secured with some valuable – often a car title – and are repaid in installments. Most small-loan, high interest rate business offer both types of loans, and I believe the ordinance is intended to cover both kinds of operations.

Please let Council members know how you stand on this issue.

TIF Agreement

Tim Parsons is seeking [19] TIF reimbursement for upgrades he plans to make on the old Sound Core building, 126 S. Illinois Avenue. This is the kind of project for which the TIF district was established. It will restore a historic building and upgrade the historic downtown area.

Funding community organizations

For the past several years, Council has given funds to only a few community groups that had long been recipients of City funds. A while back Council members discussed opening up the process once again to any group that would like to apply.

The [20] last item on the agenda is a discussion of the funding process for the next budget year.

Consent Agenda

For those interested in the operation of the boards and commissions that advise City Council, [21] acceptance of minutes for the Planning Commission's July 17 and August 14 meetings, the Preservation Commission's June 17 meeting, the Library Board of Trustees' August 14 meeting, and the Human Relations Commission's August 5 meeting are part of the Consent agenda.

In 2011 City Council authorized then-Mayor Brad Cole to sell vacant properties to potential developers. Before we were elected to Council, both Don Monty and I opposed this ordinance. After we were elected, Council pulled control over such sales back to the entire Council. In the interim, Mayor Cole sold six lots on the northeast side to Holthaus Development, Inc. They developed one parcel and are now giving back the other five lots. Council must [22] accept the deeds for these lots.

See the [23] Agenda for other business on the Consent Agenda.

1. <http://www.explorecarbondale.com/streaming-media>
2. <http://explorecarbondale.com/city-council-meeting-14>
3. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/100813/Item%206.1%20Brightfields%20Development%20request.pdf>
4. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/100813/Item%206.4%20Consumer%20Installment%20Loans%20.pdf>
5. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/100813/Item%206.3%20Licensing%20of%20Ice%20Cream%20trucks%20Title%20Five.pdf>
6. <http://www.bloomingtonnormal.com/2013/06/18/3-food-trucks-that-are-driving-dining-options-around-town/>
7. http://urbanailinois.us/Food_Trucks
8. <http://ci.champaign.il.us/cms/wp-content/uploads/2010/08/MOBILE-FOOD-TRUCK-PILOT-PROGRAM-AND-APPLICATION.pdf>
9. <http://www.cityofdekalb.com/CityClerk/New%20Ordinances/ord%202013-001%5E01-14%20Amend%20Municipal%20Code%20Chapter%2033%20Peddlers.pdf>
10. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/100813/Item%206.3%20Licensing%20of%20Ice%20Cream%20trucks%20Title%20Five.pdf>
11. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/100813/Item%206.1%20Brightfields%20Development%20request.pdf>
12. http://www.atsdr.cdc.gov/HAC/PHA/reports/kopperswood_05192004il/images/kwt_f2.gif
13. <http://www.atsdr.cdc.gov/HAC/pha/pha.asp?docid=563&pg=1>
14. <http://www.atsdr.cdc.gov/hac/pha/pha.asp?docid=563&pg=0>
15. <http://www.epa.gov/region5/cleanup/>
16. <http://www.epa.gov/region5/cleanup/rcra/koppers/pdfs/koppers-newsletter-201307.pdf>
17. <http://www.epa.gov/region5/cleanup/rcra/koppers/pdfs/koppers-newsletter-201307.pdf>
18. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/100813/Item%206.4%20Consumer%20Installment%20Loans%20.pdf>
19. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/100813/Item%206.2%20TIF%20126%20South%20Illinois%20Avenue.pdf>
20. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/100813/Item%206.5%20Community%20and%20Econ%20Dev%20Org%20Funding%20Process%20Discussion>
21. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/100813/Item%205.4%20Approval%20of%20Minutes%20Boards%20Commissions.pdf>
22. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/100813/Item%205.11%20Acceptance%20of%20deeds%20and%20easements.pdf>
23. <http://explorecarbondale.com/city-council-meeting-14>

Zoning Board of Appeals - Troubling Allegations (2013-10-22 17:00)

Tuesday, October 22, 7:00 p.m., Civic Center Room 108

Televised on cable Channel 16, [1] streamed on City site

Normally, the [2] minutes of Boards and Commissions are purely routine. However, this time the minutes of the June 5, 2013, Zoning Board of Appeals (ZBA) contain some troubling

testimony. Scroll to the last item to read the entire hearing minutes.

The ZBA heard Lindsey Fisher's appeal of the City's April 30, 2013 ruling that the auto repair shop at 413 N. Oakland Avenue violates the zoning code and its order to cease operations.

As followers of my blog are aware, this is an issue I have written about on numerous occasions since [3] January 2012 , when I laid out my reasons for not voting for Kevin Baity as City Manager, and in March and April 2013 when I wrote about the backroom deal that involved the rewrite of the [4] Neighborhood Business District zone .

A brief history:

In August 2011 then Acting Development Services Director Kevin Baity issued a zoning certificate to Lindsey Fisher authorizing an auto repair business in the legally non-conforming warehouse at 413 N. Oakland - the old Coca Cola warehouse. It required renewal in one year -August 2012.

After a citizen FOIA revealed that for many years the City had not allowed any use but as a warehouse, then-City Manager Allen Gill ordered Mr. Baity to rescind the permit. Mr. Baity issued the letter rescinding the permit on November 18, 2011.

Mr. Gill retired in December 2011, and Mr. Baity was appointed City Manager in early January 2012.

The City issued an order that the auto repair shop cease operation on April 30, 2013. In the [5] ZBA appeal , Ms. Fisher's attorney, Scott Hendricks, stated repeatedly that "the City was in agreement that they could operate there," despite the letter that rescinded the zoning certificate.

In response to Commissioner's questions, Mr. Hendricks stated "they were told not to worry about that letter," and "they had been told it was ok" to "continue to operate under that zoning certificate." (see page 7 and 8 of the Hearing minutes)

When asked by commissioners why his client had not obtained written permission to continue operation, as the original (but rescinded) zoning certificate required, Mr. Hendricks stated "unfortunately, the City does do business without written documentation on many occasions."

The minutes state that Tom Grant, Chair of the ZBA, "asked Mr. Hendricks if he knew who was telling them not to worry about the letter.

"Mr. Hendricks responded that he thinks it was the City Manager, but that he has no personal knowledge of who it was."

Council must determine whether Ms. Fisher's attorney's allegations that the City Manager frequently conducts business without requiring the necessary legal documentation, and that the City Manager advised Ms. Fisher that she did not need to heed the City's November 18, 2011 legally binding order to cease operation nor to obtain the legally required renewal of

the zoning certificate he had improperly issued are correct. These are serious charges.

I hope we will get clarification from City Manager Baity tonight regarding these allegations.

Farming Lease

The only item of General Business on the [6] Agenda is renewal of a [7] farming lease for acreage the City owns around the Northwest and Southeast Wastewater Treatment Plants and the Bicentennial Industrial Park.

Eric Shields has farmed this land since 1998, first for his grandfather, Orval Twenhafel and, since 2008, in his own name. The City leases the land in exchange for Mr. Shields removing dried sewage sludge and spreading it on the fields.

Consent Agenda

The rest of the items on the [8] Consent Agenda are truly routine – approval of minutes, warrants, contracts, acceptance of grants, and routine budget adjustments.

There will also be a [9] closed meeting to discuss personnel, sale, purchase or lease of real property, and security procedures.

Illinois Municipal League 100th Anniversary Conference

I attended the Illinois Municipal League this last weekend and returned with a wealth of new knowledge and friends. Mayor Fritzler and Councilman Monty also attended. It was the IML's 100th anniversary, held at the Chicago Hilton on Michigan Avenue – though there was little time to enjoy Chicago's Magnificent Mile or the nearby museums. I'll write a brief report soon.

1. <http://www.explorecarbondale.com/streaming-media>
2. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/102313/Item%205.4%20Approval%20of%20Minutes%20Boards%20Commissions.pdf>
3. <http://www.adamscarbondale.org/why-i-will-vote-no-on-kevin-baity-for-city-manager>
4. <http://www.adamscarbondale.org/why-i-stood-up-to-mayor-fritzler>
5. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/102313/Item%205.4%20Approval%20of%20Minutes%20Boards%20Commissions.pdf>
6. <http://explorecarbondale.com/city-council-meeting-16>
7. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/102313/Item%206.1%20Farm%20Lease%20Agreement%20SEWWTP.pdf>
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9. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/102313/Item%208.1%20Closed%20Mtg%20Personnel%20Real%20Property%20Security.pdf>

4.11 November

All Quiet on Halloween (2013-11-05 16:22)

Tuesday, November 5, 7:00 p.m., Civic Center Room 108

Televised on cable Channel 16, [1] streamed on City site

Despite dire predictions by Mayor Fritzler and some university officials, Halloween weekend was quiet.

Weekend before last – the "Unofficial Halloween" that SIU students have observed for 10 years or so – lots of young people were out in costume. But it was relatively tame as well.

It's time to shake off the ghosts of the Halloweens Past when excess sometimes prevailed. Young people who come to Southern Illinois University Carbondale want to enjoy themselves. The City and the university should provide a safe and orderly environment. By all accounts that is exactly what happened - Carbondale Police were proactive in insuring safety during the festivities.

I live in a neighborhood where there are students all around. I speak frequently to them and their parents. I have noted the change over the years of a deepening seriousness and a real sense of responsibility by the students. They're adults in every sense of the word and should be expected to act responsibly.

That's why I led the move on City Council to drop all the restrictions on Halloween. I'm pleased it turned out well and look forward to more safe Halloweens in the future.

Railroad Tanker cars need stricter safety standards

Submit testimony by Tuesday, Nov. 5

After several catastrophic ethanol and chemical spills when CN trains derailed, the National Transportation Safety Board (NTSB) recommended a number of safety regulations for the DOT-111 tanker cars that failed to the Pipelines and Hazardous Materials Safety Administration (PHMSA).

Tomorrow, Nov. 5, is the deadline for [2] submitting testimony .

Background

I met Village President Karen Darch of Barrington at the Illinois Municipal League conference. She, with the [3] TRAC Coalition , is leading an effort to make rail traffic safer. Their effort was spurred by a catastrophic ethanol spill in nearby Rockford, when a train containing 74 cars of ethanol derailed and a number of the cars exploded. TRAC's summary of the event, and their [4] appeal for municipal action .

You may recall the [5] derailment in Tamaroa in 2003, which sent a fireball through town and spread toxic chemicals that required much of the town to be evacuated. The cars that ruptured were these same DOT-111 tanker cars.

I learned of the rulemaking after our last City Council meeting, but based on discussions with City Manager Kevin Baity and his polling of Council, he submitted a [6] letter supporting the proposed rule.

Citizens may also submit comments. They can be submitted through the Federal eRule-making Portal [7] <http://www.regulations.gov/> or by Fax: 1-202-493-2251. Use the following heading for your testimony:

SUPPORTING THE RETROFIT OF EXISTING DOT-111 RAIL TANK CARS

THAT TRANSPORT PACKING GROUPS I AND II HAZMAT

BEFORE THE PIPELINES AND HAZARDOUS MATERIALS SAFETY ADMINISTRATION

IN DOCKET NO. PHMSA-2012-0082 (HM-251)

Audit of City's FY 2012-2013 Finances

The City Council agenda is light this week. The most important item on the agenda is the [8] Audited Comprehensive Annual Financial Report (CAFR) . If you have questions or comments on the Audit, please attend the meeting or communicate them to Council members and the City Manager.

MediaCom Franchise Agreement

As of October 31, the City's Cable Television Franchise Agreement with MediaCom expired. The [9] Information and Telecommunication Commission is responsible for advising

Council on the contract, but its membership has fallen below the number required for a quorum.

Council will vote on an [10] ordinance extending the current contract until December 31, 2013.

If you would like to serve on the [11] Information and Telecommunication Commission , please contact Mayor Fritzler.

Illinois Municipal League Annual Conference

I attended the Illinois Municipal League annual conference in Chicago October 17-19, along with Mayor Joel Fritzler and Councilman Don Monty. Session materials [12] are posted online . I attended a number of very useful sessions, which I'll very briefly summarize.

[13] Controlling abandoned properties and fighting blight .

This session focused on municipalities faced with large numbers of foreclosures, which – as we had no bubble – we have largely avoided. I was pleased to learn that we currently use most of the legal and other tools available in order to acquire or otherwise deal with abandoned properties. The presenters also gave examples of municipalities that have worked out exchanges between a company that restores classic and historic homes and mortgage holders to transfer a distressed property, in such a way that the city avoids legal and other expenses and recoups any costs it has expended.

[14] Development approval as economic development

This session focused on the importance of streamlining the approval process for new businesses and construction. The session PowerPoint/pdf has some very good points regarding procedures and technologies to use. The presenters stressed how important speedy turn-around and predictable procedures are to developers. They also emphasized the difference between working with national chain and big box stores and local entrepreneurs. National businesses understand the ins and outs of local regulations, have code-ready site plans, and are usually easy for City planning and permitting departments to work with. In contrast, most local start-ups know very little about the sometimes complicated ins and outs of building codes, permitting, and inspection procedures. The city's processes must be predictable and clear. And staff must be able to explain why each step is necessary.

[15] Formation of a Stormwater Utility - Is it in your future?

I was interested in this session because, as I walked our neighborhoods during my campaign for City Council, residents repeatedly told me about problems they had with flooding. And then, when Hurricane Sandy came through, we were confronted with major flooding in Downtown and on East Walnut and Main Streets at Piles Fork Creek (Wall Street). Some while back the EPA required the city to stop discharging untreated sewage into nearby streams when storm water infiltrating into our sometimes very porous sanitary sewers overwhelmed

the wastewater treatment facilities.

A Stormwater Utility might be one way to address the city's many drainage problems. It provides funds to undertake projects to mitigate storm water run-off, such as building temporary containment ponds and resurfacing public parking lots and other impervious surfaces with pervious pavements. Much of the session focused on establishing user fees. Richard Keehner, Manager of the Village of Villa Park, spoke of his experiences forming a stormwater utility after several successive floods that swamped low-lying areas of the village. They established a combination of user fees based on the percentage of pervious and impervious surface on lots, and abatements for establishing water retention structures and installing pervious rather than impervious surfaces.

[16] 100 Years of American Retail: What's Ahead for Your Community?

The session began with a quick but interesting survey of the history of American retail since Montgomery Ward established the first mail-order catalogue in 1872, ushering in a new era of mass marketing. (Did you know? The cash register, invented in the late 1870s, was considered a necessity by 1910. The first self-service grocery store was established in 1915. Credit cards began to replace cash in the 1950s.)

In the 1970s through the 1990s big box stores drove many local merchants out of business.

We are now in another period of major change, as e-commerce and "retail-tainment" challenge local shopping patterns. New patterns are already emerging, as big box stores downsize, providing lesser-bought items on-line. The presenter had a number of recommendations for local economic development staff, including new metrics such as "psychographics" that developers are now seeking.

[17] Council Wars and Power Plays

I planned to attend a session on creating an actionable marketing plan, but the presenters did not show up. I therefore attended part of what turned out to be a fascinating session: Council Wars and Power Plays. This session dealt with state law regarding the handling of difficult issues that inevitably face City Councils. (I include the mayor as part of the Council.) The title is eye-grabbing, but in many cases, the questions are ones that come up in relatively routine Council business. I recommend it for everyone who participates in City Government – as a Council member, as a member of a Board or Commission, and as a citizen.

Ancel Glink, the firm presenting the Q &A session, also provides a copy of "[18]Diamond's 30 Rules of Order" (Scroll down to "Presentations"). It's Roberts Rules of Order revised for small governing bodies like City Councils.

[19] Making your Commissions and Commissioners More Effective

This session focused on the role of volunteer boards and commissions, and how to make them more effective. Some, like the Planning Commission and Zoning Board of Appeals, are required by state law. Others are established to advise Council members on specific areas of interest. If you are thinking of volunteering for a Board or Commission, this is a good presentation to look at.

One of the presenters, the former Oak Park Village President, said that their village has a [20] Citizen Involvement Commission that recruits members for the various boards and commissions. They meet with all the volunteers and make recommendations to the Village President regarding which board or commission they think a volunteer is most suited for.

I also attended two Networking roundtables, one for women in government and one for Council members. It was a busy and productive 3 days.

1. <http://www.explorecarbondale.com/streaming-media>
2. You%20may%20submit%20comments%20identified%20by%20the%20docket%20number%20PHMSA-2012-0082%20(HM-251)
3. <http://www.fightrailcongestion.com/>
4. http://www.adamscarbondale.org/wp-content/uploads/2013/11/9-11-13_PHMSA_Petition_Action-Request-Summary-1.pdf
5. <http://www.duquoin.com/article/20130206/NEWS/130209408>
6. http://www.adamscarbondale.org/wp-content/uploads/2013/11/US_DOT-Tanker_Car_Safety.pdf
7. <http://www.regulations.gov/>
8. <http://www.explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/110513/Item%204.2%20Audit%20Results%20Presentation.pdf>
9. <http://explorecarbondale.com/node/46>
10. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/110513/Item%205.7%20Ordinance%20Extending%20Cable%20Franchise%20Agreement.pdf>
11. <http://explorecarbondale.com/node/46>
12. <http://www.iml.org/ams/conf.cfm?job=speakers&key=89§ion=17>
13. <http://www.iml.org/ams/conf.cfm?job=material&key=47115>
14. <http://www.iml.org/ams/conf.cfm?job=material&key=47118>
15. <http://www.iml.org/ams/conf.cfm?job=material&key=47125>
16. <http://www.iml.org/ams/conf.cfm?job=material&key=47108>
17. <http://www.iml.org/ams/conf.cfm?job=material&key=47244>
18. <http://www.ancelglink.com/Resource>
19. <http://www.iml.org/ams/conf.cfm?job=material&key=47050>
20. <http://www.oak-park.us/your-government/citizen-boards-commissions-committees>

Stormwater run-off – mitigate or ignore? | Jane Adams for Carbondale (2014-12-05 17:43:02)

[...] year I wrote briefly about stormwater issues, reporting on an Illinois Municipal League session on storm water [...]

4.12 December

Do you favor a property tax increase? (2013-12-02 11:31)

Downtown Master Plan in the works

Citizen input is needed

Local Liquor Control Commission and City Council Meeting

Tuesday, November 19, 7:00 p.m., Civic Center Room 108

Televised on cable Channel 16, [1] streamed on City site

A [2] Public Hearing and Council discussion of staff's proposal that Council authorize a \$90,000, or 10.574 %, increase in the City's property tax levy for 2013 to cover state-required increases to the Police and Fire Pension Funds. To protect property tax payers, the state [3] Truth in Taxation law requires public hearings for all property tax increases of more than 5 %.

Most of the City's obligations are funded through City sales taxes. This year, unfortunately, sales tax revenues are down.

When divided across the City's property tax payers, the \$90,000 increase would be relatively small. However, small amounts add up to significant increases to individual tax payers. Particularly when some of the largest commercial businesses have been able to get their properties reassessed at a lower amount. This shifts the tax burden to everyone else.

I am, therefore, very reluctant to increase property taxes. By my calculations the amount the City budgeted for employees' wages and salaries increased by \$644,688 between FY 2013 and FY 2014 – an increase of 6.6 %. A portion of that increase was due to increased staff, including 2 new police officers, which we need. But most of the increase is due to rising wages and salaries – increases well above the rate of inflation.

Most of our employees are covered by multi-year union contracts, which the City is obliged to honor. But most of the current contracts were made with an expectation of economic recovery and the possibility of rising inflation. These predictions have not materialized. It's crucial that, in the next round of union negotiations, the staff and City Council must take off their rosy glasses.

Until those contracts expire, however, the City must budget the negotiated increases. And we must pay the mandated \$90,000 increase into the Police and Fire pension funds.

I believe that the City has a responsibility to pay its employees at a level comparable to similar pay scales in the region. But when City income is flat – and this year it appears to be declining – it does not make sense to me to wring more money out of our already burdened property owners.

The decisions before us are difficult.

Please come to the Hearing or write the Mayor and City Council members about your views. Help us make this tough decision. Your voice is important.

Downtown Master Plan

I'm glad to see a [4] discussion of the downtown master plan on the agenda. The [5] Comprehensive Plan, adopted in 2010, called for such a plan as part of what the Comprehensive Plan terms a *Downtown Renaissance*.

The Comprehensive Plan also called for the creation of a Downtown Advisory Board that would supplement the Planning Commission's review of downtown developments. (See [6] Comprehensive Plan pages 2.25-2.32, *Downtown Renaissance*)

Now that TIF funds are being generated by the district, it's crucial that such a plan exist to guide City investments.

The Comprehensive Plan foresaw the old downtown being reconfigured as an arts and entertainment destination, populated primarily with local businesses. New construction, it recommended, would be multi-story with professional office and residential space on the upper floors.

The Comprehensive Plan stressed building on downtown's traditional urban character and streetscape. It advocated enhancing linkages between the business district, Memorial Hospital, and the adjacent residential districts, as well as with SIU. It saw the revitalization of the nearby residential neighborhoods as vital to making the old downtown a walkable, bikeable, and attractive destination for residents of Carbondale.

The Comprehensive Plan also saw the old downtown as a natural part of the business districts along Illinois 13. And it saw a number of challenges to spurring a "Downtown Renaissance."

What has been done

A bicycle-pedestrian trail paralleling the west side of the railroad tracks is currently in the design stage. A portion of the \$500,000 set aside for open space from the city's portion of the 0.5 % Saluki Way sales tax increase, along with Department of Transportation grants, will be used to build this corridor linking the University, near the Towers, with Town Square and points in between.

Town Square businesses have pioneered re-visioning and rebranding the old downtown. With locally-owned restaurants and bars, small commercial and service shops, professional offices, and fairs and festivals, it has become a center for strengthening and enriching Carbondale's entire community, as well as contributing to the property and sales tax base.

Keep Carbondale Beautiful held a Town Hall meeting a few weeks ago to imagine how Carbondale could be made more beautiful. The items that received the largest amount of support were burying the power lines, planting flowering trees along the major corridors, and adding plantings to medians, especially on Mill Street and US 51. Making the city more sustainable, creating a dog park, and making it more walkable and bikeable ranked high.

Main Street promotes reinvestment in existing buildings and, often in collaboration with other civic organizations, it hosts a large number of community-building activities that bring community members of all ages into the downtown.

Build on Carbondale's strengths

Carbondale needs to build on its strengths as a place whose major industries draw thousands of people to it daily. Memorial Hospital and its parent, SIH brings hundreds of patients and employees to the city's core, anchoring the north end of the old downtown. SIU anchors its south end.

The beautifully restored historic railroad station in the heart of the old downtown reminds residents and visitors of the centrality of the railroad to Carbondale's creation and continued vitality.

I hope many people with an interest in revitalizing Carbondale will attend and contribute to this discussion.

Have a terrific Thanksgiving!

1. <http://www.explorecarbndale.com/streaming-media>
2. <http://explorecarbndale.com/sites/default/files/pdf/agenda/2013-agendas/111913/Item%204.1%20PH%20Proposed%20Tax%202013%20Levy.pdf>
3. <http://www.adamscarbndale.org/property-tax-levy-to-be-considered>
4. <http://explorecarbndale.com/sites/default/files/pdf/agenda/2013-agendas/111913/Item%206.2%20Downtown%20Master%20Plan%20Discussion.pdf>
5. <http://explorecarbndale.com/sites/default/files/pdf/CompPlanNew/Comprehensive%20Plan%20Chapter%202.pdf>
6. <http://explorecarbndale.com/sites/default/files/pdf/CompPlanNew/Comprehensive%20Plan%20Chapter%202.pdf>

Winter storm updates (2013-12-06 14:49)

I hope you're able to stay warm and dry. I haven't seen a storm like this since when - [1] 1978-9? - when I lived in the Union Hill subdivision. During that storm we were without power for many days, rural roads were impassible, and neighbors with cross country skies had a great time. Neighbors with wood stoves hosted those of us who relied on electricity for food and warmth. We've dodged the bullet on ice and the attendant power outages. And I trust the snowplows will have the roads passable after the snow quits falling. But it's unusual.

Many thanks to the people who continue to provide essential services and must travel on the roads and work outside.

City Hall announcements

City Hall closed at noon, but before closing City staff addressed the unusual storm. I'm passing on relevant announcements:

Snow emergency declared:

Yesterday's and today's snowfall has exceeded 2-inches in depth; therefore, a SNOW

EMERGENCY is currently in effect.

Residents are hereby reminded to remove any vehicles parked on or along marked snow routes to their driveways or to an adjacent side street that is not a marked snow route. This Snow Emergency will remain in effect until further notice. Residents' cooperation with this Snow Emergency is greatly appreciated; keeping marked snow routes free from parked vehicles helps facilitate efficient snow removal operations and safe travel.

As roadway conditions have continued to worsen and more snowfall is still expected, the Police Department has been directed to enforce the City's Emergency Snow Route parking regulations by towing vehicles still parked on or along streets marked as snow routes. Vehicles will be towed and relocated to adjacent side streets as possible, if you cannot find your vehicle that was last parked along a marked snow route, please call the Police Department at (618) 457-3200 as they are keeping a list of vehicles and the locations to which they have been towed.

This Snow Emergency will be lifted when the snowfall has ceased and the streets have been cleared from curb to curb. If you have any questions, please call the Maintenance and Environmental Services Office at 457-3275 between the hours of 7:00 AM and 4:00 PM, Monday thru Friday.

Lights Fantastic Parade cancelled

Due to public safety concerns from the Illinois Department of Transportation (IDOT) and the City of Carbondale, the 23rd Annual Lights Fantastic Parade scheduled for tomorrow evening (Saturday, December 7th, 2013) has been cancelled. The Lights Fantastic Committee would like to express their deepest sadness that the Parade will not happen this year. However the Committee is currently considering options for some type of Lights Fantastic Float Viewing Event for next Saturday night, December 14th at 6:00 p.m. More details of this event will be forthcoming as soon as possible. **Warm clothes needed** Good Samaritan provides winter coats and blankets to homeless people who live in the area. This cold weather bring a heavy demand for them, as well as other items that help people stay warm and dry. Drop them by Good Samaritan House, 701 S. Marion St., Carbondale. **Fall Leaf Vacuum Program** Before the snow covered them, I saw windrows of leaves neatly raked to the curb, waiting for the City's vacuum truck to pick them up. [2]

Carbondale's Special Loose Leaf Collection Program is offered during the months of November, December and through mid-January. Our Public Works Department says that participating residents should first rake their leaves to curbside or street-side and then call the Environmental Services Office for scheduling. Please do not block sidewalks or rake into ditches or gutters. The fee during the Special Program period is **\$20.00** for each collection. The regular fee outside the program period remains at **\$30.00**. Call the Environmental Services Office **618-457-3275** Monday - Friday, 8 a.m. - 4 p.m., to schedule service. (office closed 12:00 noon - 1:00 p.m.) Leave both name & address w/recorded message and identify as requesting loose leaf curbside collection. **Annual Christmas Tree Recycling Program Begins January 2, 2013** Christmas trees are going up, but in a few weeks they'll come down and need to be disposed of. The City of Carbondale Forestry Division will conduct its [3] annual Curbside Christmas Tree Recycling Program from January 2, 2013 through February 1, 2014. Residents that would like to participate in this program should place their Christmas tree curbside on their normal refuse and recycling collection day. Please note that the actual collection and chipping

of the trees will occur the following day. Residents wishing to dispose of their Christmas trees on days other than their normal refuse day may also take their Christmas trees to one of the following neighborhood drop-off sites:

- Public Works Complex on North Michaels Street (main gate north of Willow St.)
- East Recycling Drop-Off Center on East College Street (west of the Stor-N-Lok)
- Parrish Park parking lot on West Sunset Drive (east end of the parking lot)
- Attucks Park parking lot on North Wall Street (south parking lot)

1. <http://www.isws.illinois.edu/pubdoc/RI/ISWSRI-94.pdf>
 2. <http://explorecarbondale.com/node/193>
 3. <http://explorecarbondale.com/node/2933>
-

The Big Snow (2013-12-09 18:48)

Neighbors helping neighbors

D. and I drove around Carbondale earlier today to see how people were handling the snow and how much of the city had been opened up.

We found lots of people out and about. Many were busy shoveling out their cars and helping their neighbors.

The snowplows had not made it to S. Wedgewood, but a man who lives by Chautauqua and Country Club road had driven his scoop 3 miles into town to help a widowed member of his church. After clearing her driveway he helped a neighbor who was stuck getting out of his driveway.

[1]



We saw John, a blind man who walks briskly all over the city. The snow, however, would have immobilized him had it not for a friend who guided him across the rough terrain.



John being guided by his sighted friend near Schnucks Grocery. 7 Dec 2013

As we drove by Schnucks we saw a couple trying to walk from their home to Walgreens to get medicine for their baby. Their street had not been cleared and in any event it was blocked by a neighbor's car that had gotten stuck trying to get out. So they took the opportunity to get some exercise. I think they got more exercise than they anticipated as mounds of snow blocked the sidewalk.



Laura Fritsch, James Shovlin, and their baby Grace on W. Main St. 7 Dec 2013

All across town we saw piles of snow and ice left by the snowplows that cleared out businesses' parking lots. Not only had the businesses not cleared the sidewalks in front of their properties, but they had blocked them as they cleared their parking lots.

Our business people need to remember that their customers arrive on foot as well as by car. And that our city code requires that the sidewalks be kept clear.

A number of people asked me about the City's priorities in clearing streets. I was puzzled myself. The designated snow routes were well-cleared, with residents telling us that snowplows had been by yesterday and this morning. Some other streets had been cleared multiple times, some had been cleared at least once, but others had not been cleared at all.

The [4] City code (18-12-3-F and G) designates primary and secondary snow routes. Primary snow routes are marked; secondary snow routes are not marked but they are cleared before other streets. The City Code (18-12-3-C) states that "other streets, alleys, or roadways, will be addressed on the basis of physical characteristic and related traffic volumes after the designated snow routes are clear."

I'm not sure the letter of the law actually guides snow removal on tertiary streets. I spoke with City Manager Kevin Baity about how priorities are set, and he said that, to his knowledge, after the main routes are cleared the snowplows clear streets by neighborhood.

Thursday night, as sleet piled up icy slush, city workers plowed and salted the streets. They cleared streets all day and much of the night Friday, returning at 7:00 a.m. today (Saturday) to continue clearing streets. IDOT snowplows cleared the main highways and

township plows cleared roads outside of town.

[5]



City snowplow clears a street in the Northwest Neighborhood Saturday, Dec. 7, 2013

One man I spoke with said, “I’m from Iowa. This is nothing; we get this all the time. People are making too much of it.” But here, a foot of snow – especially when preceded by sleet – is unusual.

Thank goodness we did not get hit with a major ice storm. Instead, it’s a beautiful snow for the children, and a minor (or in some cases not so minor) inconvenience for the rest of us.

1. <http://www.adamscarbondale.org/wp-content/uploads/2013/12/volunteer.jpg>
2. <http://www.adamscarbondale.org/wp-content/uploads/2013/12/blind.jpg>
3. <http://www.adamscarbondale.org/wp-content/uploads/2013/12/childsled.jpg>
4. http://www.sterlingcodifiers.com/codebook/index.php?book_id=470
5. <http://www.adamscarbondale.org/wp-content/uploads/2013/12/snowplow.jpg>

Buried Under Snow (2013-12-10 14:44)

Carbondale’s Challenge

Today’s *Southern Illinoisan* carried an excellent [1] front page story by Dustin Duncan. It

outlines our city's efforts to deal with the weather emergency that left snow clogged sidewalks and streets.

City Manager Kevin Baity accurately stated that the occupants of properties are responsible for clearing their sidewalks and parking lots. Moreover, a city ordinance specifically outlaws piling snow on sidewalks and fire hydrants. I hope that the city aggressively enforces these ordinances.

We are now five days into the snow emergency with a number of days yet to go. The clogged streets and sidewalks prevent many people, especially those challenged with disabilities, from living a normal life. Many shut into their living quarters.

Murphysboro Banking Manager Chris Gremann, featured in the *Southern's* article, is a model I hope other business people in our region emulate. He understands that his customers need to be able to get to his bank and he personally makes his business accessible.

As Bill Daley, of Carbondale's Public Works, stated in the *Southern's* article, we almost never have lasting snowfalls like this one. We don't have the habit of clearing sidewalks that people north of us do. But quite aside from the law, simple concern for customers and neighbors should spur us to clear our sidewalks.

Report from the neighborhoods

Over the weekend I visited our neighborhoods to learn how people are weathering the storm. It was uplifting to see the number of people who are out helping their neighbors. Over and over, people told me how pleased they were about how their neighborhood pulled together.



A part-time maintenance man with a rented bobcat clears snow from a driveway.

They have, in general, been less impressed by the way in which the City has addressed this emergency. I am not speaking about the men who operate the snowplows. They worked long hours in often-trying conditions clearing our streets. They rose to the occasion.

But, many people I've spoken with could not determine why some streets were cleared and others weren't. Sometimes a nearby street that seemed to carry no more traffic than their own had been thoroughly cleared, when theirs had yet to see a blade. By Sunday several angrily asked why they were paying such high taxes when they didn't get a basic service like getting their street cleared. Others seemed resigned to being ignored by the City that, one person said, seemed only to operate "for the rich people."

City priorities

A map on the City website shows the primary and secondary snow routes [3] [http://explorecarbondale.com/sites/default/files/pdf/maps/Snow %20Route %20Map.pdf](http://explorecarbondale.com/sites/default/files/pdf/maps/Snow%20Route%20Map.pdf) .

The primary routes are, in general, the major thoroughfares, carrying large amounts of traffic.

The secondary routes, however, appear more idiosyncratic. Why, for example, are some streets with [4] IDOT traffic counts as high as 1300 not considered secondary routes, when

other streets designated as secondary routes have traffic counts as low as 200? Why are several streets in some areas designated as secondary routes, while in other neighborhoods no streets are so designated?

This list appears to have been updated in 2001. Perhaps it's time to examine it once again, and to clarify priorities.

But no map, nor list of priorities, can get all streets cleared at the same time. We must find ways to more adequately meet the most urgent needs so our residents don't feel neglected by the City.

We have laws that protect key member of our community. And those laws were not enforced. I'm speaking about the many individuals who do not have automobiles, and especially those can only get around in wheel chairs.

The City code requires businesses to clear their sidewalks and to make sure that the sidewalks are accessible. It also requires that cars parked in emergency snow routes be towed.

Neither of these laws was enforced. The result has been that bicyclists and pedestrians are forced to share the highway and other major streets, narrowed by mounds of snow, with automobiles. And people who use wheelchairs have been entirely homebound.

Yesterday morning my husband and a neighbor helped one of our wheelchair bound neighbors get to work. It made me especially aware of this problem.

I live near Poplar St., a primary snow route and one of the few streets in town with bicycle lanes. It's a major route to campus, and Monday final exams began. But cars were not towed and mounds of snow and ice block the bike lanes.

In my last email I showed the mounds of snow and ice along Main Street that a family, unable to get their car out of their street, had to clamber over as they made their way to Walgreens to get medicine for their baby.



James Shovlin and Lana Fritsch with their baby, Grace, head for Walgreens.

Illinois Route 13 is only thoroughfare through town, and in many places pedestrians were forced into the highway if they needed to get from one side of town to the other. Like a friend of mine, you might have had a moment of terror when you encountered a pedestrian walking in your lane as you drove toward the mall.

It is not enough to clear the thoroughfares and a selection of neighborhood streets, make a single pass with a snowplow over other streets, and think that the problem is addressed.

Carbondale a unique city

Carbondale is a unique place in the region. Over 50 years ago SIU, under Guy Renzaglia's direction, created an innovative Rehabilitation Institute. The Rehab Institute created programs that aimed to help disabled people lead independent lives. These innovative programs were copied by the likes of University of California Berkeley and Harvard.

The Institute was successful and, with its private spin-off, NeuroRestorative, Carbondale has become home for a large number of physically handicapped people who lead largely independent lives.

Carbondale is also home to many people who rely entirely, or almost entirely, on bicycles for their local transportations. Many of these bicyclists are students; others are people committed to a more sustainable lifestyle.

Carbondale is also the site of a major medical center. Many of our residents are doctors, medical workers, and other staff at Memorial Hospital and the other medical facilities in

the city.

We also have a large number of retirees, including three developments specifically for older couples and individuals.

These populations contribute a lot to Carbondale's distinctive "flavor" and they are central to our economy. But they create unique challenges when designing plans for addressing unusual events – events like the sleet and heavy snowfall that brought almost everything to a standstill the last several days.

Our emergency and disaster planning should specifically address these unique populations. That includes simple things, like enforcing our laws that keep bicycle routes open and making sure that sidewalks along our main business areas are kept accessible.

It might also entail developing ways to identify the residences of key medical staff and making sure they can reach the hospital. It might mean prioritizing street clearing in neighborhoods with large numbers of elderly people.

I would like to hear from people who are involved in disaster planning: what kinds of strategies are other communities using to address the needs of their unique populations? I believe the term of art is "making communities resilient."

How do we make Carbondale more resilient?

On a personal note

Between our last two city council meetings, my husband D. and I took our 1967 Avion truck camper on its maiden voyage across the country. D. had lovingly restored it; it was time for a real test. And a real test it had, as we visited Marfa, in far west Texas, the Big Bend of the Rio Grande, and made our way back to New Orleans to spend Thanksgiving with our niece, Arwen and her artist husband.

The first winter storm of the season caught us in Marfa and followed us south and east, so our camper got a thorough test for cold weather camping (it passed, though I'm not sure I did). D. wrote up a [6] trip report on RV.net that you might enjoy.

1. http://thesouthern.com/news/local/residents-business-owners-responsible-for-sidewalks/article_99048e72-6152-11e3-a430-001a4bcf887a.html
2. <http://www.adamscarbondale.org/wp-content/uploads/2013/12/janebobcat.jpg>
3. <http://explorecarbondale.com/sites/default/files/pdf/maps/Snow%20Route%20Map.pdf>
4. <http://www.gettingaroundillinois.com/gai.htm?mt=aadt>
5. <http://www.adamscarbondale.org/wp-content/uploads/2013/12/sled.jpg>
6. <http://www.rv.net/forum/index.cfm/fuseaction/thread/tid/27390364/srt/pa/pging/1/page/1.cfm>

Local Liquor Control Commission

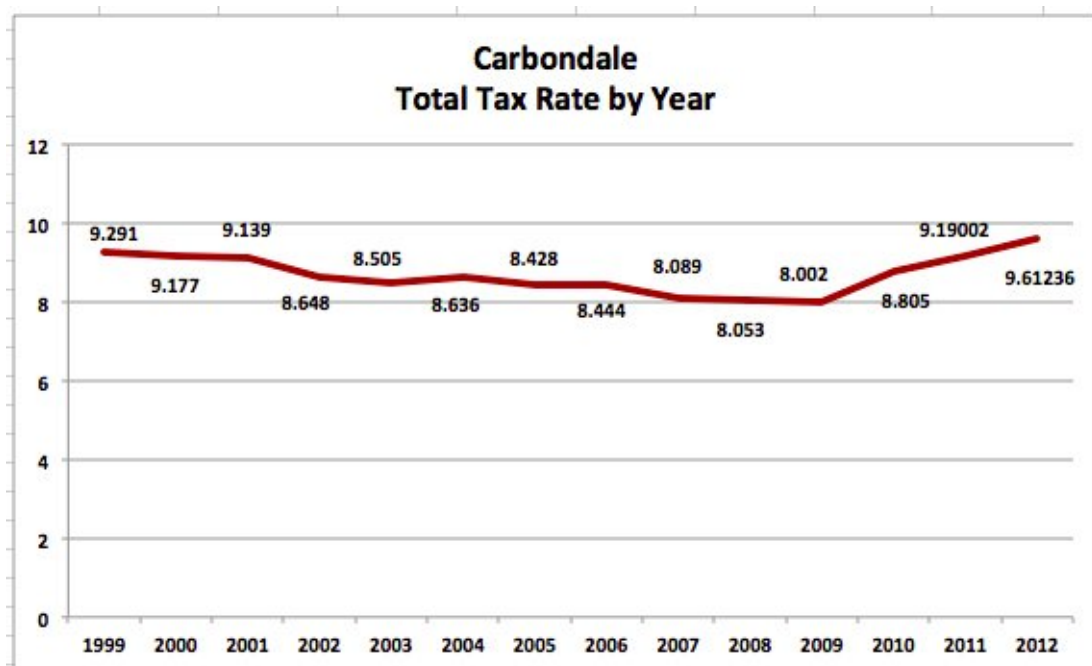
Tuesday, December 17, 7:00 p.m., Civic Center Room 108

Televised on cable Channel 16, streamed on City site

Our last meeting of the year almost always takes up the City's [1] property tax assessment . This year, staff has recommended a \$90,000, or 10.57 % increase from last year's taxes.

At our November 19th meeting City Council held a public hearing and discussed staff's recommendation. A majority of Council (with Joel Fritzler and myself voting no) authorized staff to bring the issue back to us. As I said [2] in that blog , I am very reluctant to increase property taxes. I've also heard from many people urging me to oppose a property tax increase. For a number of years the City Council didn't collect any property taxes. But since 2011, Council has gradually increased the amount levied to cover shortfalls in the police and fire pension funds. \$90,000 would not add a great deal to most property tax bills. But every little bit adds up. Carbondale's property taxes are high relative to other communities and unincorporated areas in the region. If Carbondale is going to thrive we must keep property taxes as low as possible. In the early 2000's new construction and rising home prices meant that tax rates decreased. However, your taxes probably increased as the assessed value of your house increased. Since the financial crisis, new home construction virtually halted and several large commercial properties were reassessed downward. Tax rates have therefore moved up sharply- from 8.002 in 2009 to 9.612 in 2012.

[3]



Tax rates 1999-2012, Carbondale City in CES 95 School District

It is clear that the recession has not lifted in this region. Figures in the Southern Illinoisan's [4] December Business Journal show that retail sales have been basically flat in the region, in contrast to a 14 % increase in state retail sales. With ice and snow gripping the region during this peak holiday shopping season, many people may have turned to the internet - a trend that can only increase in coming years. We see some signs of recovery in an increased number of construction permits issued and some business expansion. But it's painfully slow. It appears that personal incomes in this region have not increased significantly. Enrollments show no sign of rebounding at SIUC. Further, as a region that is heavily dependent on government jobs, I expect it will be some time before we see a real turn-around. Government should take as little money as possible out of the economy - especially for pension investments that, inevitably, will be far from Southern Illinois. We need recognize that this is a time of austerity. This means that, as we plan next year's budget, we should find the \$90,000 within our existing income stream. **Additional tax measures** In addition to the City's proposed property tax levy, the City administers the Library's levy. Its request includes an increase of 3.44 %, or \$32,306. This increase seems reasonable. The City also administers the [5] Main Street District - Downtown Special Service Area Number One - tax, which will remain unchanged. **Property tax abatement** But our General Obligation bonds are guaranteed by our ability to collect property taxes - our property tax levy. Therefore, every year, City Council [6] abates the levy . The cover sheet for this item details the amount due on the City's several bond issues. These amounts will be paid primarily through sales tax receipts, though some are paid through water and sewer fees and through motor fuel taxes. **Mediacom contract extension** Mediacom has decided to seek state, rather than City, authorization for its operations in Carbondale. City Council therefore needs to [7] extend the contract, which expires December 31, until that occurs. **Consent Agenda** The Consent Agenda includes the [8] minutes of Library Board of Trustees and the [9] appointments to boards and commissions , which includes the appointments of Corene McDaniel to the Liquor Advisory Board and Jeff Doherty to the Personnel Board, and reappointment of Scott Comparato to the Preservation Commission. I'm glad to see the City investing in hybrid vehicles - those using electricity and gasoline. The Consent Agenda includes [10] authorization to purchase a 2014 Ford C-Max from Vogler Motor Company for use for parking operations, for \$21,480. **Local Liquor Control Commission** The Local Liquor Control Commission will consider [11] Pita Alley's request for a restaurant beer and wine license with the option to sell package liquor. The Liquor Advisory Board unanimously recommended approval of the application. Pita Alley is a welcome addition to Murdale Shopping Center, with a Middle Eastern menu. ————— **On a personal note** Many people have commented to me about the lack of public displays of lights and decorations in our main business districts. So I was struck by a note from my stepdaughter as our family discussed, via email, our unusually cold and snowy weather. She wrote that, where she lives in Berlin, the sun sets before 4:00 p.m. Days in Berlin are nearly 2 hours shorter than here in Carbondale! She went on to say,

"[It's] very dark, but it is Christmas time, so if you actually go out in the late afternoon or evening, there are these dazzling lit-up Christmas markets everywhere around town.

"They typically feature little wooden huts that sell hot Gluewein (spiced and mulled red wine with schnapps and rum), powdered cakes, chocolates, sugared nuts, warm roasted foods like sausages and potatoes, small gifts, carousels, etc. There is piped-in music. It is quite a scene.

"The windows of most buildings have these Christmas lights that look like lit candelabra, and there are outdoor markets to buy Christmas trees all over, etc.

"It is very Christmas-y here." What rich traditions! I love to drive around and see homes and businesses lighted up, and drive through towns whose downtowns glow with holiday lights.

[12]



Berlin Christmas Market. Photo: Alamy

1. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/121713/Item%206.1%20Adopt%202013%20Tax%20Levy.pdf>
2. <http://www.adamscarbondale.org/do-you-favor-a-property-tax-increase>
3. http://www.adamscarbondale.org/wp-content/uploads/2013/12/Total_tax_by_year.jpg
4. http://thesouthern.com/promo/business/december-numbers/pdf_38e74de6-5e09-11e3-a2f2-001a4bcf887a.html
5. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/121713/Item%206.3%20Ord%20establ%202013%20Downtown%20SSA%20Tax%20Levy.pdf>
6. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/121713/Item%206.2%20Abating%202013%20Tax%20Levies%20for%20GO%20Bonds.pdf>
7. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/121713/Item%206.4%20mediacom%20E%20xtending%20Franchise%20Agreement.pdf>
8. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/121713/Item%205.4%20Approval%20of%20Minutes%20Boards%20Commissions.pdf>
9. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/121713/Item%205.5%20Appt%20to%20bds%20and%20comm.pdf>
10. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/121713/Item%205.6%20Award%20of%20Purchase%20Hybrid%20Vehicle%20Parking.pdf>
11. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/121713/LCItem%203%20Application%20for%20A1%20PKG%20License%20to%20Pita%20Alley.pdf>
12. http://www.adamscarbondale.org/wp-content/uploads/2013/12/berlinChristmas_2414889b.jpg

Budget shortfall faces City | Jane Adams for Carbondale (2014-04-21 12:16:06)

[...] a \$90,000 property tax increase to cover next year's Police and Fire Pension Funds increase, I

opposed it. I thought, given staff's budget projections for this fiscal year, and without information [...]

How many bars are too many? | Jane Adams for Carbondale (2014-12-16 10:39:19)

[...] year Council raised the property tax – an increase I wrote and voted against. I presented more data last month to support my opposition to raising the property tax. This cycle [...]

5. 2014

5.1 January

Which Community Groups should we fund? (2014-01-16 16:22)

Tuesday, January 7, 7:00 p.m., Civic Center Room 108

Televised on cable Channel 16, streamed on City site

This year, for the first time in several years, the City has invited applications for [1]support for community groups from groups that have not been recently funded. Tax revenues are down, however, so there's no assurance that any organization will get funding, nor that they will get as much as requested.

The City has long supported charitable and service organizations. I understand that it is the only city in the region to provide this support. It's another thing that makes Carbondale unique and gives special value to living here.

This year City staff developed a rubric (see attachments) to rank each application. The cover sheet and attachments list all the groups that have applied for funding, reviews funding since 2009 (Exhibit B), and summarizes the requests and staff rankings (Exhibit A).

I think I can speak for the other Council members when I say that this is one of the most difficult sessions of budget year. Every organization proposes important projects – projects that will strengthen the community and, in many cases, raise our profile regionally. Several support services for the least among us – something government has always been called upon to do.

As we listen to representatives of each organization present their case, with rare exceptions it's nearly impossible to not wish to give them the support they seek. Yet, funds are limited.

If you believe that a particular organization especially deserves support – or should have a lower priority for support – please let [2]me and the [3]other Council members know.

Community Investment Program (CIP)

Over the years, the City has developed a long [4]list of infrastructure projects the Council has recommended for funding. Some have gone unfunded since the 1970s and 1980s.

Each year the public, the Planning Commission, and City Council members are invited to [5]recommend new projects. At tonight's meeting, Council can approve or deny addition of proposed projects to the CIP. Staff then places them in the 5-year CIP program and brings their proposed funding priorities back to Council for consideration for the FY 2014-15 budget.

As with the Community Organizations, most of these projects are sorely needed to make the city work as well as everyone would like it to. Many of the projects deal with water and sewer improvements. The rate increases passed last year will help fund these improvement, many of which are decades overdue.

Other projects will have to be deferred until grant monies are obtained, existing bonds are paid off or the local economy improves.

Please weigh in on the projects you believe are important. Let [6]me and the [7]other Council members know your priorities.

The rest of the agenda

I was pleased to see that SIH is building a physicians' office off of Giant City Road on Financial Park Drive. Council must approve the [8]site plan for the office.

There are the usual City Council [9]minutes, warrants ([10]12/9/13 and [11]11/30/13),[12] appointment of Chris Schachel to the Planning Commission, and [13]minutes of boards and commissions (Library, Planning Commission, Liquor Advisory Board, Foreign Fire Insurance Board).

1. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/010714/Item%206.1%20FY%202015%20Community%20Org%20Funding%20Proposals.pdf>
2. <mailto:jane@adamscarbondale.org>
3. <mailto:jfritzler@ci.carbondale.il.us,%20dmonty@ci.carbondale.il.us,%20councilman1970@gmail.com,%20lfronabarger@ci.carbondale.il.us,%20charvey@ci.carbondale.il.us>
4. <http://explorecarbondale.com/sites/default/files>
5. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/010714/Item%206.2%20FY%202015%20CIP%20Checklist.pdf>
6. <mailto:jane@adamscarbondale.org>
7. <mailto:jfritzler@ci.carbondale.il.us,%20dmonty@ci.carbondale.il.us,%20councilman1970@gmail.com,%20lfronabarger@ci.carbondale.il.us,%20charvey@ci.carbondale.il.us>
8. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/010714/Item%205.6%20Final%20BPL%20dev%20plan%20sih%20physicians%20offices.pdf>
9. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/010714/Item%205.1%20Approval%20of%20Council%20Minutes.pdf>
10. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/010714/Item%205.2%20Approval%20of%20Warrant%201200.pdf>
11. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/010714/Item%205.3%20Approval%20of%20Warrant%20F11.2013.pdf>
12. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/010714/Item%205.5%20Appoint%20to%20Boards%20and%20Comm.pdf>
13. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/010714/Item%205.4%20Approval%20of%20Minutes%20Boards%20Commissions.pdf>

Mayor Fritzler resigns (2014-01-16 16:25)

Written Tuesday, January 14, 4:00 p.m.

A short while ago I received a press release from Mayor Fritzler in which he announced his resignation as Mayor, effective February 3. He said,

As I have accepted a position with Northern Arizona University, I will tender my resignation as Mayor of Carbondale on February 3, 2014. A Special Meeting of the Carbondale City Council will be held at 7:30 pm on Tuesday, January 21, 2014 where the members of the City Council will select an Acting Mayor to serve out the remaining 15 months of the term.

Since coming to Carbondale 17 years ago as the first director of Main Street, Mayor Fritzler has been deeply engaged in the City's civic life. He has been active in United Way, the Southern Illinois Irish Festival, the Southern Illinois Adult Soccer League, and the American Red Cross. He has served the city on the Planning Commission and the Sustainability Commission. Most readers will know him for his service on City Council and, since May 2011, as Carbondale's Mayor.

We citizens of Carbondale owe him a debt of gratitude that he has been willing to serve our community in so many roles. I wish him all success in his new position.

Special City Council meeting

City Council will now be faced with two important decisions: At a special City Council meeting next Tuesday, Jan. 21, 7:30 p.m., we will select one of our members as Acting Mayor to serve out the remaining 15 months of Mayor Fritzler's term.

We will also have to establish the procedures for filling the vacant Council seat created by that appointment.

Don Monty and I have both volunteered to fill the position of Acting Mayor.

I urge you to contact all City Council members regarding who you would like to serve as Acting Mayor.

Don Monty for Acting Mayor (2014-01-20 17:26)

I have known Don Monty for many years. Throughout that time I have regarded Don as one of the best public citizens in Carbondale. He is honest, reasonable and thoughtful. For all those reasons and more, I support Don Monty as Acting Mayor of Carbondale to fill out Joel Fritzler term.

Don is a very capable person. He knows the interior of the city's administration intimately, having served in many capacities in the many years he worked for the city. He has

also been active in the civic life of the city, and is deeply committed to the neighborhoods. As we have served together, he has demonstrated his ability to solve problems and to work with others.

Don and I have voted together the great majority of the time. We share a vision for Carbondale's prosperity. Indeed, all of my fellow Council members are committed to doing the very best for our community. With Don at the helm I anticipate a deeply collaborative and hard working city council.

I ran for City Council on a platform to "renew, reinvest in, and revitalize Carbondale." It is time to move forward with unity of purpose to make that happen.

Selecting interim City Council member (2014-01-30 14:54)

Tuesday, January 28, 7:00 p.m., Civic Center Room 108

Televised on cable Channel 16, streamed on City site

Selecting interim City Council member

At the Special City Council meeting last week the City Council unanimously elected Don Monty to serve as Acting Mayor when Joel Fritzler resigns February 3. Don Monty will resign his City Council seat, which will be filled by the full City Council. The new Council member will complete the remaining 15 months of Don Monty's term.

At the Special Council meeting, Don Monty proposed a process to fill that seat.

[1]This procedure> will be on the [2] agenda for discussion and adoption.

If you have any comments regarding the proposal, please communicate them to all the Council members.

Acting Mayor - swearing in ceremony

On February 4, 2014 at 11:00 a.m., Councilman Donald Monty will be sworn in as Acting Mayor. The Oath of Office will be administered in Room 103 of the Carbondale Civic Center and is open to the public.

Vehicle dealer incentives

In 2007 the City Council created an [3] incentive program for new automotive franchise dealerships. The program provides up to \$50,000 to a dealer to purchases a new auto franchise in Carbondale. The incentive is repaid through sales taxes returned to Carbondale within the first 6 months after the franchise opens.

It is, however, rare that an auto dealer could sell enough vehicles from a new franchise in six months to generate \$50,000 in sales taxes. Staff therefore recommends that Council extend the term to one year.

Currently, the program only applies to automobile franchises. However, Carbondale may have the opportunity to recruit motorcycle and all-terrain vehicle dealerships. Staff recommends that the City Council expand the incentive program to include these vehicles as well.

This incentive program sounds to me like a good way to encourage local businesses to expand. Despite the fact that Carbondale is not on a freeway, we have a number of very successful auto dealers. They are an important part of our local economy, and we would do well to help bring in more franchises.

Please let me and other Council members know your thoughts on this incentive.

Agreement with Ward Chrysler Center

Following on the previous resolution, the City Manager seeks authorization to enter an [4] agreement with Ward Chrysler Center to purchase a new franchise. Ward's expansion plans are very good news. I hope he will operate the new franchise for many years in Carbondale.

Economic incentive program history

This program was initially established in 2007 to support Ward Chrysler's purchase of a Kia franchise. This franchise did very well. However, last year, under pressure from Kia to establish a separate display building, [5] Ward Chrysler purchased the old Ike Honda lot.

Those of you who have followed city affairs for a number of years may recall the 2006 battle between Carbondale and Carterville over this piece of ground. It adjoins Carbondale's city boundaries. Nonetheless, with [6] Rep. John Bradley's assistance, Carterville was able to get a special amendment to state law that allowed them to claim the land was contiguous, despite being separated from it by the Crab Orchard Wildlife Refuge.

A note on the sales tax on motor vehicles:

The [7] state levies a 6.25 % sales tax on all motor vehicle sales (also boats and airplanes). Municipalities cannot levy any additional sales taxes on these vehicles. However, the state returns 1 % of the state sales tax on motor vehicles, boats, and airplanes to the municipality in which it is sold, and 0.25 % to the county.

Home rule municipalities can levy additional sales taxes on general merchandise (not on food, medicines, medical appliances, or motor vehicles). Carbondale has levied a 2 % sales tax, on top of the state's 6.25 % tax.

The state also returns a portion of the state sales tax on other goods to municipalities and counties, based on their population (see Illinois Dept. of Revenue [8] information on these taxes for more detail. For sales tax revenues, see the Dept. of Revenue [9] reports).

In 2012, sales taxes collected by Carbondale "automotive and filling station" businesses

totaled \$6,346,341. Of that, Carbondale received \$1,348,795 and Jackson County received \$237,972. Vehicle sales were a significant portion of these receipts.

Most of Carbondale's operations are funded by sales taxes. We Council members therefore pay very close attention to the monthly sales tax figures and vigorously seek to encourage the development and retention of retail businesses in Carbondale.

Other items

Resolution commending Mayor Joel Fritzler

The City Council meeting will begin with the approval of [10] a resolution commending Mayor Fritzler for service to the City of Carbondale and presenting him with a plaque.

Minutes of the Preservation Commission

The [11] minutes of the Carbondale Preservation Commission show it as a very active group of volunteers.

The Preservation Commission has approved a plaque commemorating Carbondale College. The school stood on the site of the old Lincoln Middle School, now the Police Department – hence “College Street.” [12] Carbondale College (renamed Southern Illinois College in 1867) was established very early in Carbondale's history, and was one of the reasons that Carbondale was chosen as the site of the Normal College in 1869.

[13]



Carbondale (Southern Illinois) College
A History of Southern Illinois, George Washington Smith, 1912 p. 388

I'm sure the Preservation Commission would welcome donations for the historical plaque. Contact City Manager Kevin Baity concerning donations.

The Preservation Commission is working on a number of other significant projects. It's good to see citizen initiatives in revitalizing our city through honoring our past.

Appointments to Boards and Commissions

Mayor Fritzler [14] recommends appointment of Karriem Shariati to the Human Relations Commission; Adam Loos (President of the Northwest Neighborhood Assn.) and Catherine Field, and reappointment of Craig Anz to the Planning Commission; and appointment of Diedra Davis to the Sustainability Commission.

Safe Routes to School Program

IDOT is accepting applications for the next [15] Safe Routes to Schools funding cycle. The City Manager seeks Council authorization to apply for this program for a new sidewalk along the east side of South Lewis Lane from East College St. to East Walnut St.

This sidewalk is sorely needed. I hope the City is successful in obtaining this grant.

1. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/012814/Item%206.3%20Procedures%20to%20Fill%20Council%20Vacancy.pdf>
2. <http://explorecarbondale.com/node/5889>
3. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/012814/Item%206.1%20Automotive%20Dealership%20Program%20Modification.pdf>
4. [Item%206.2%20City%20Mgr%20agreement%20Ward%20Chrysler.pdf](http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/012814/Item%206.2%20City%20Mgr%20agreement%20Ward%20Chrysler.pdf)
5. http://thesouthern.com/business/local/ward-dealership-officially-expanding/article_78f121c6-a3ad-11e2-99a-b-0019bb2963f4.html
6. http://thesouthern.com/news/opinion/voice-of-the-southern/carbondale-carterville-bickering-needs-to-end/article_9f54ee0d-2e31-53cb-96a8-0823fa244539.html
7. <http://tax.illinois.gov/LocalGovernment/Overview/HowDisbursed/use.htm>
8. <http://tax.illinois.gov/LocalGovernment/Overview/HowDisbursed/use.htm>
9. <https://www.revenue.state.il.us/app/kob/index.jsp>
10. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/012814/Item%202.1%20Mayor%20Fritzler%20commendation.pdf>
11. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/012814/Item%205.4%20Approval%20of%20Minutes%20Boards%20Commissions.pdf>
12. <http://www.memoriallibrary.com/IL/South/History/thirty-three/>
13. <http://www.adamscarbondale.org/wp-content/uploads/2014/01/CarbondaleCollege.jpg>
14. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/012814/Item%205.5%20Appointment%20to%20boards%20and%20comm.pdf>
15. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/012814/Item%205.6%20Application%20for%20safe%20routes%20to%20school%20program.pdf>

Selecting a Web Address | (2014-01-31 03:34:08)

[...] Selecting interim City Council member | Jane Adams for Carbondale
[http://www.adamscarbondale.org/Selecting interim City Council member](http://www.adamscarbondale.org/Selecting%20interim%20City%20Council%20member). At the Special City Council meeting last week the City Council unanimously elected Don Monty to serve as Acting Mayor when

Joel Fritzler resigns February 3. Don Monty will resign his ... [...]

5.2 February

Budget shortfall faces City (2014-02-15 11:55)

Tuesday, February 11, 7:00 p.m., Civic Center Room 108Televised on cable Channel 16, streamed on City site

Tuesday night's [1] Council meeting will discuss two important issues: The City has seen a significant [2] shortfall in sales tax revenues this year, which staff project will continue through next year; and pre-applications for funding [3] community organizations are again on the agenda. Two items call for Council action: amendments to the [4] taxicab ordinance , and a series of new ordinances regarding [5] MediaCom .

Special report - Brightfields Development

Staff has also prepared [6] a Special Report responding to questions asked last December 3rd by the Concerned Citizens of Carbondale regarding Brightfields Development's application for a special use permit to develop a solar electric project on the old Koppers site. The residents in the adjoining neighborhood have longstanding concerns about the lingering effects of the toxic materials used by Koppers Wood Treatment Plant on residents' and former workers' health. Given the known dangers of those chemicals, they are concerned about the safety of the proposed development on the still contaminated brownfield. Brightfields has temporarily withdrawn its request for a special use permit. They plan to hold the two public meetings with residents of the Northeast neighborhood that are required by the City Council. The City Council mandated these meetings in an effort to achieve a development plan that benefits them, the adjacent neighborhood, and the larger community. I'll address items in what I believe to be their order of importance, not their position on the agenda.

Future finances This is the time of year when staff begins developing [7] next year's budget . With a bleak revenue forecast, Council is asked to advise staff how to proceed. As I've noted several times in my blog, city sales tax receipts are down this year - and they are projected to remain down, even as costs continue to rise. The [8] materials provided to Council summarize anticipated revenues and expenditures for this year, FY 2014, and next year, FY 2015. They indicate that, when all sources of revenue are taken into account, the city's General Fund income will show only a small increase. The expenses, however, will rise significantly. Therefore, the anticipated shortfall will run in the hundreds of thousands of dollars. When staff requested a \$90,000 property tax increase to cover next year's Police and Fire Pension Funds increase, [9] I opposed it . I thought, given staff's budget projections for this fiscal year, and without information available about next fiscal year - FY 2015 -, that staff should be able to find that amount within the budget without unduly squeezing necessary services. Council did, however, pass the property tax increase. The figures we received this week from staff (see [10] agenda item) show that the projected shortfall for next fiscal year, FY 2015, appears to be very serious indeed. This discussion will allow staff and Council to define the problem and to seek ways to address it, as the budget process moves forward. I appreciate any ideas and advice you have regarding how to address next year's budget shortfall. **Community organizations** Carbondale has had a long commitment to supporting

civic engagement. The number and strength of our community organizations, and the large number of people served by their programs, is a strong testament to the value of this funding. This year, as in the years since the onset of the recession, funding is tight, and we won't be able to fund all organizations, and may have to reduce some organization's funding. The [11] agenda item – the last of our General Business items – includes a spreadsheet showing funding for the community organizations that are seeking funding going back to FY 2009, as well as staff recommendations for this year's funding. At the last Council meeting where we took up this issue, some Council members suggested ways to increase community organizations' funding without necessarily requiring direct grants from the City. Jessica Bradshaw suggested that the City or SIU provide a grant writer to help civic organizations find and write grants. I suggested that funding be given as matching funds, with the receiving organization finding new money to match the City's contribution. Your thoughts on this are much appreciated. As always, write to all your Council members. **MediaCom** MediaCom's contract with the city has expired, and they plan to seek authorization from the state, rather than from the city. The city may, however, continue to regulate them much as we did before, albeit through ordinances rather than contract. This [12] agenda item – the first on the Business portion of our meeting – contains three ordinances. One governs right-of-ways, the second establishes fees for MediaCom's provision of services and requires continued public access channels, and the third establishes customer service standards and consumer protections. I get frequent feedback about the quality of the picture and sound on the public access Channel 16, or MediaCom's customers not getting any signal. These problems appear specific to different areas of the city. If you have problems of access or quality, please let the City Manager know, as well as your City Council representatives. **Taxicab regulations** Staff [13] recommend several small revisions to the taxicab ordinance and an update to the rate zone map. If you use cabs, it is probably worthwhile to read the ordinance that is part of this item. At our last Council meeting a citizen inquired about whether cabs are required to give out receipts as, she reported, several people have been refused receipts. It turns out our code requires that receipts be provided upon request. The code is part of this [14] agenda item. If you frequently take a cab, it's worthwhile reading. (During City Council meeting this item was pulled from the agenda for further revisions.) **Consent Agenda** The Consent Agenda has the usual items of [15] approval of the minutes, [16] approvals of warrants for [17] two periods, acceptance of [18] the minutes of the Human Relations Commission meeting of January 13, 2014 and the Zoning Board of Appeals of August 14, 2013, [19] authorization of the purchase of water treatment chemicals, and [20] authorization to enter into a water purchase agreement with Devil's Kitchen Water District. I always find the minutes of boards and commissions to be interesting and informative. They indicate the hard work our many citizen volunteers contribute to governing the city. The only remuneration they get is the satisfaction of helping the city run well. **Closed meeting** Following the regular business, we will have a closed meeting to discuss the proposed non-union pay plan.

1. <http://explorecarbondale.com/city-council-meeting-9>
2. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/Item%206.4%20FY2015%20Projected%20General%20Fund%20Revenues.pdf>
3. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/Item%206.5%20FY%202015%20Community%20Org%20Funding%20Proposals.pdf>
4. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/Item%206.3%20Ordinance%20amending%20Title%20Nine%20Taxicabs.pdf>
5. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/Item%206.2%20Adopting%20R%20%20W%20procedures%20Cable%20protection%20fee%20and%20row.p>
6. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/Item%204.1%20Special%20Report%20>

Brightfields.pdf

7. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/Item%206.4%20FY2015%20Projected%20General%20Fund%20Revenues.pdf>
8. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/Item%206.4%20FY2015%20Projected%20General%20Fund%20Revenues.pdf>
9. <http://www.adamscarbondale.org/taxes-yet-again>
10. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/Item%206.4%20FY2015%20Projected%20General%20Fund%20Revenues.pdf>
11. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/Item%206.5%20FY%202015%20Community%20Org%20Funding%20Proposals.pdf>
12. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/Item%206.2%20Adopting%20R%200%20W%20procedures%20Cable%20protection%20fee%20and%20row.p>
13. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/Item%206.3%20Ordinance%20amending%20Title%20Nine%20Taxicabs.pdf>
14. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/Item%206.3%20Ordinance%20amending%20Title%20Nine%20Taxicabs.pdf>
15. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/Item%205.1%20Approval%20of%20Council%20Minutes.pdf>
16. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/Item%205.2%20Approval%20of%20Warrent%201203.pdf>
17. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/Item%205.3%20Approval%20of%20Warrent%20WF12%202013.pdf>
18. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/Item%205.4%20Approval%20of%20Minutes%20Boards%20Commissions.pdf>
19. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/Item%205.5%20Award%20of%20Purchase%20WTP%20Chemicals.pdf>
20. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/Item%205.6%20Water%20Purchase%20Agreement%20Devis%20Kitchen%20water.pdf>

Neighborhood Business District and Towing on Agenda | Jane Adams for Carbondale (2014-04-21 17:36:50)

[...] As those of you who follow City business are aware, in February Council was faced with news of a major budget shortfall, due to falling revenues and excess expenditures. Because next year's (FY 2015) anticipated tax revenues remained lower than necessary, Council (reluctantly) passed an additional 1/4 % sales tax, on top of a previously passed \$90,000 property tax increase, which I had opposed. [...]

5.3 March

Closed meetings to select City Council member (2014-03-02 18:49)

Due to a very bad - and persistent - cold I did not post my emails concerning Council's selection of the City Council member to fill the seat left vacant by Acting Mayor Don Monty. I am posting the announcements of both meetings here, for the record.

Applicants for vacant Council seat

Wednesday, February 19, 7:30 p.m., Civic Center Room 108

Televised on cable Channel 16, streamed on City site

Council will hold a [1]special City Council meeting this Wednesday, February 19, to review the applications for the City Council seat vacated by Don Monty when he became Acting Mayor. We will narrow the list to not more than three individuals. We will interview the finalists at a special City Council meeting on February 25, at which time the new Council member will be announced.

The discussion at Wednesday's meeting will be closed to the public; the short list will be announced when Council reconvenes in open session. The new Council member will take office at the regular March 4 meeting.

Please let all you Council members know whom you support to fill the vacancy, and why.

The following [2]eight persons submitted applications by the deadline of 12:00 noon on February 14:

- Ms. Lorie Allen; 1008 West Sycamore Street; Certified Holistic Touch Practitioner and Certified Personal Trainer
- Ms. Judy Cunningham; 509 N. Oakland Avenue; Retired Registered Nurse
- Mr. Thomas Grant; 5370 Springer Ridge Road; President, Grant Consulting Company, President Mulberry Hill Farm, and former Building and Neighborhood Services Manager for the City
- Mr. Navreet Kang; 613 South Terrace Drive; Owner/ Manager local State Farm Insurance Agency
- Mr. George Maroney; 37 Pinewood Drive; Retired Administrator, Memorial Hospital of Carbondale
- Ms. Ruth Corene McDaniel; 516 East Jackson Street; Former three-term City Council Member (until 2013) and Retired Cosmetologist
- Mr. Adrian Miller; 500 Saluki Drive; Undergraduate Student at SIUC (Political Science Major) and President of Undergraduate Student Government for 2013-2014

Mr. Brent Ritzel; 801 North Springer Street; Graduate Student at SIUC (Masters of Public Administration Program) and Graduate Research Assistant at Morris Library Special Collections Resource Center. **Council to select new Council member Special City Council meeting Tuesday, February 25, 6:30p.m., Civic Center Room 103** Carbondale [3]City Council will meet Tuesday evening to select the City Council member. We will interview the three finalists: Tom Grant, Navreet Kang, and Corene McDaniel. Council will meet a half hour early, at 6:30

p.m. As at the previous Special Meeting, after the motion to go into closed session, citizens will have time to address Council regarding the decision that we will be making. In the closed meeting, Council members will interview each applicant before making the final selection. The results of our discussions will be made in open session with a motion to approve an applicant and a subsequent vote.

Council came out of closed session and voted unanimously to appoint Corene McDaniel to the vacant seat.

1. <http://explorecarbondale.com/special-city-council-meeting->
2. <http://explorecarbondale.com/news-release-applicants-vacant-city-council>
3. <http://explorecarbondale.com/special-city-council-meeting-1>

\$977,000 budget shortfall anticipated (2014-03-03 11:55)

Tuesday, March 4, 7:00 p.m., Civic Center Room 108

Closed meeting begins at 6:00 p.m.

Televised on cable Channel 16, [1] streamed on City site

City Manager Kevin Baity [2] informed Council and the public on Friday that anticipated General Fund revenues for FY 2014-2015 fall \$977,000 short of projected expenses. The shortfall is attributed, in part, to falling sales tax collection.

The budget gap will have to be covered either through cuts in expenditures or from finding new sources of revenue – or a combination of both.

This is a long post that I recommend you read carefully. It is about the most important decisions we make about our government: its size and costs.

Here are the highlights:

The [3] February 11 summary of anticipated General Fund revenues projected a \$473,000 decrease in sales tax for FY 2015. Other income streams are anticipated to increase, providing an overall revenue increase of around \$38,000 compared to the current fiscal year.

However, existing labor contracts require an average of 2.95 % increases. In addition, based on City Manager Baity's recommendation, Council approved a 2 % increase in salary for non-union employees.

Pension and medical benefits, workers compensation, and other employee benefits will increase even more. Non-personnel expenses are estimated to rise about 2 % next year.

The [4] budget adopted last year (FY 2014) authorized [5] General Fund expenditures of \$24,876,371. Based on my calculations, General Fund wages and benefits budgeted for FY 2014 amounted to \$17,941,761. Employee compensation made up about 72 % of budgeted General Fund expenditures. This means that each 1 % increase in employee compensation costs the city \$179,000.

Sources for additional revenue

The only new [6] sources of revenue for the General Fund are raising the sales tax by a quarter percent, raising other use taxes, and increasing fees for City services.

Raising the sales tax $\frac{1}{4}$ % would yield about \$1,040,000 a year (somewhat less for FY 2015 because it wouldn't take effect until July if passed by April).

Raising the hotel/motel tax 1 % would yield about \$75,000; raising the local motor fuel 1 % tax would raise about \$131,000. Raising fees is also an option.

Note that water, sewer, and waste removal, as well as parking and rental properties, are self-supporting. They are not part of the General Fund. However, they do reimburse the General Fund for services provided. Although not noted in the City Manager Baity's analysis, I believe that Council needs to be assured that the full costs of these services- handling the administration of the City's water, sewer, solid waste management, parking fees, and building rentals - are fully reimbursed from the dedicated Enterprise funds.

Sources for decreasing expenditures

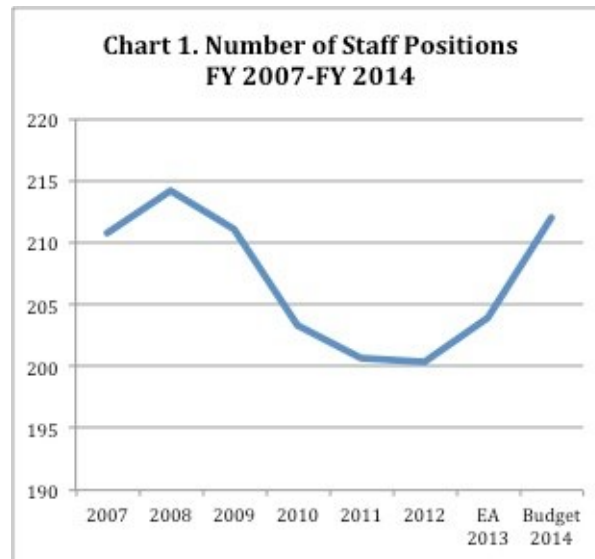
With 72 % of expenditures being for staff, this is one of the first areas to examine.

Some historical data are useful when considering staffing levels. I combed through the City budgets available on-line to tabulate the number of employees and employee compensation inside the General Fund from FY 2007 through the current budget year (see Chart 1).

(Note that for FY 2013 and FY 2014 the actual numbers may differ, as the FY 2014 budget gives the "estimated actual" figures for FY 2013 and budget figures for FY 2014. Earlier years are actual figures for number of employees and total employee compensation.)

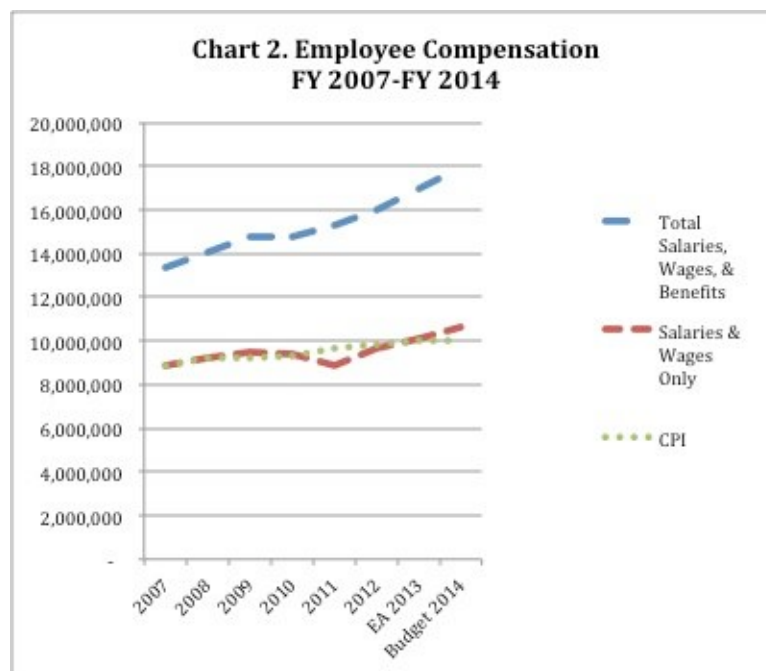
Note also that the [7] Cover Sheet for this item states that staffing levels have been reduced by 33 people since 2009. This appears to be the total number of City staff budgeted for each fiscal year, paid for from all the funds. I am seeking clarification on the discrepancy. All data and charts in this blog come from the General Fund budgets for FY 2009 through FY 2014.

Chart 1 shows the large fluctuation in the number of City employees paid through the General Fund.



Employee compensation has increased steadily, with the total compensation package rising significantly above the rate of inflation.

[9]



As Chart 2 shows, the amount spent on direct salaries and wages dipped in FY 2011 due to elimination of staff positions and, in 2010, furloughs required of non-union employees. However, as the City Manager noted in [10] his Cover Sheet, existing labor contracts lock the City into an average of 2.95 % annual wage increases. Total compensation kept rising due primarily to sharply increased police and fire pension costs mandated by state law.

Employee compensation can be reduced through cutting staff positions or by cutting staff wages and salaries – or a combination of both.

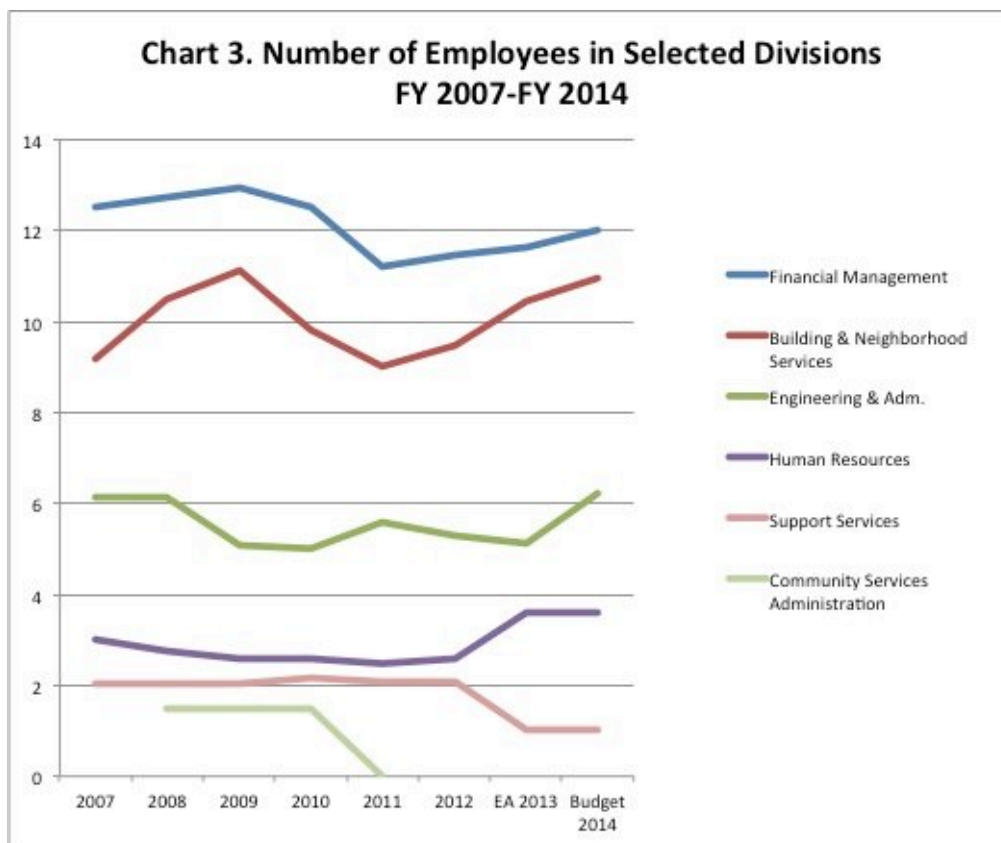
Employee compensation

As noted above, each 1 % increase in pay costs about \$179,000. If we ask the public and people who pay for city services to pay more or to accept fewer services, Council must consider our employees' compensation very carefully.

Number of staff positions

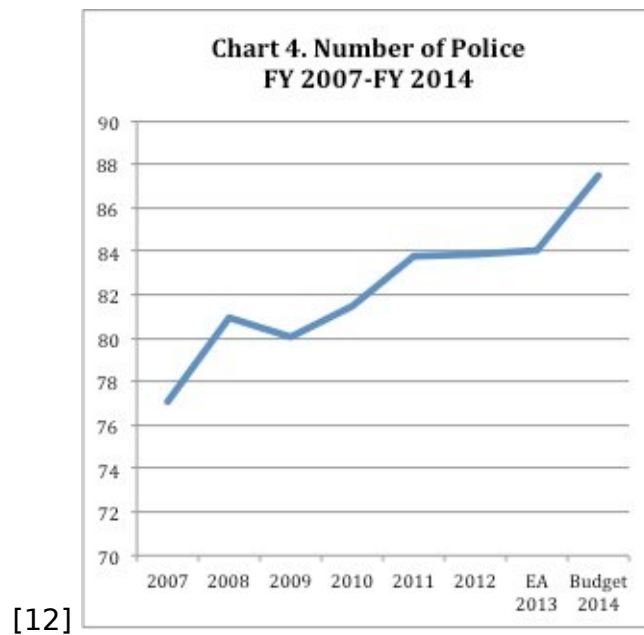
As Chart 1 shows, the number of staff positions has fluctuated considerably over the past 7 years. This reflects the boom experienced just before the 2008 financial crisis. Nearly four positions were added in fiscal year 2007-2008, bringing staff numbers within the General Fund to 214.15. But over the next four years, positions were steadily cut, reaching 200.28 by FY 2012. Since that low point, twelve positions have been authorized.

[11]



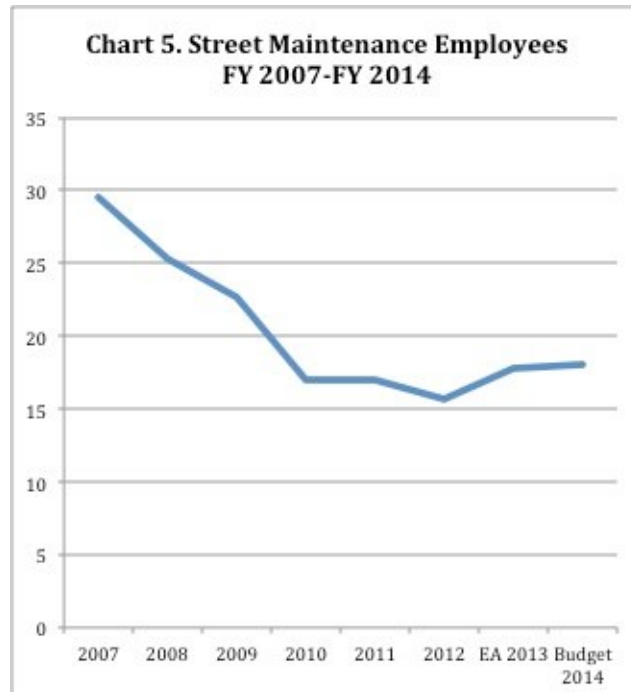
But, the increases have shifted staffing resources, particularly regarding police (Chart 4) and street maintenance (Chart 5).

Police are at the highest levels since at least FY 2007 (my earliest records), having increased from 77 in FY 2007 to (budgeted) 87.47 in FY 2014 (Chart 4).



But street maintenance remains well below FY 2007 levels, when that area had 29.56 employees. Over the next 5 years the number steadily declined, reaching a low of 15.63 in 2012. The FY 2013 and FY 2014 budgets authorized 18 employees. (See Chart 5)

[13]



I was not part of the Council that decided to sharply reduce the number of staff who maintain our streets. I look forward to learning why this decision was made, and to what degree the decrease has affected street maintenance and related activities.

Non-employee cuts

It is very difficult for someone not familiar with day-to-day operations of each department to make wise choices regarding cuts in non-staff expenditures. I understand that each department has been instructed to hold these expenses to FY 2014 levels. If this is the case, the 2 % increase in non-employee expenditures within the General Fund may well be less than the indicated amount.

City Manager's suggestions for cuts

City Manager [14] Kevin Baity proposes several options "to reduce the level of programs and services." These include:

- Institute a hiring freeze. This would result in a reduction of 3-6 full time positions that are currently or soon to become vacant. (2-3 police officers, one firefighter, one street foreman, one revenue officer, one engineer, one assistant to the City Manager)
- Reduce staffing in various departments.
- Modify the rental inspection program increasing the mandatory inspection from once every 3 years to once every 4 years. This could result in a reduction of neighborhood inspectors.
- Implement an early retirement option. This would have initial one-time costs, but yield long term savings
- Eliminate all funding for Agencies and Organizations. This would be a savings of \$570,000 based on FY2014.
- Eliminate street sweeping. This was a chosen option in 2008-09 that resulted with negative impacts to the storm sewer system and the appearance of the community.

I'll comment on these options individually.

Institute a hiring freeze?

As a general principal I believe that across-the-board hiring freezes are not the best option, as critical services may be jeopardized by unplanned staff vacancies. However, for the short term, the City Manager's current freeze is probably advisable as we develop a more solid strategic plan regarding staffing levels.

Reduce staffing in various departments?

The above analysis of staffing levels indicates that some departments have increased staffing, while others have not. Police Department levels, in particular, have risen dramatically, adding 10 additional staff positions since 2007. Carbondale has relatively high crime rates, as well as a large youth population who require relatively high levels of police support, so I am reluctant to cut the police force. However, it may be that Chief O'Guinn can advise

Council on ways that the police can operate effectively with some decrease in the number of officers.

Other departments have seen increases of 1 or 2 positions. These need to be looked at closely to determine whether tasks can be consolidated or streamlined.

Modify the mandatory rental inspection program?

The rental inspection program, funded by a rental property registration fee of \$35 per unit, resulted from a campaign by the Arbor District Neighborhood Association. It aimed to assure that all rental properties were regularly inspected and maintained. For years the inspections were haphazard, resulting in dilapidated and sometimes dangerous housing. The FY 2014 budget showed this fee yielding \$264,775 this fiscal year.

As a result of the fee, paid by rental property owners, the rental inspection program has been effective in upgrading the quality of our rental properties. Renters – primarily students – can now be confident that the unit they rent is, minimally, safe for habitation. This was not true before the program began. It is an important step forward in making sure that all the residents of Carbondale have safe and, hopefully, comfortable places in which to live. It's a key element in the satisfaction that students have with our city.

Effective inspection of rental properties is also critical to arrest the further deterioration of our residential neighborhoods.

The Mandatory Rental Inspection program was passed in 2007 and implemented in 2009. In March 2009, at a cost of \$64,000, [15] BNS purchased a computer program (LAMA) to “provide an enhanced, workflow system to expedite the trading of land development projects, permit issuance, code compliance and business registration.”

At that time Building and Neighborhood Services (BNS) had 11.43 staff in 2009. The numbers included a BNS manager, a Neighborhood Inspector Supervisor, a Building Inspector, a Housing Rehabilitation Specialist, an Administrative Secretary, a part time Weed control Inspector, and authorization for 6.82 Neighborhood (Rental Property) Inspectors, although only 5.89 were actually employed that year.

In 2010 the BNS Manager position was eliminated. The computer program, LAMA, was touted to replace one neighborhood inspector, so the budgeted number of neighborhood inspectors was reduced to 6, where it has remained to the present. The actual number of inspectors has been less than that, falling to a low of 4.62 in 2011, the fiscal year before I took office.

City Manager Baity suggested that the mandatory rental inspection program could be modified by inspecting rental properties once every four years rather than the currently mandated once every three years. This, he suggests, could allow the City to decrease the number of building inspectors.

Carbondale would take a giant step backward by weakening the inspection program.

It is time, however, to reassess whether the fee actually covers the costs of the inspections and LAMA maintenance. Based on the FY 2014 budget, staff wages and benefits for the

Neighborhood Inspection program costs \$346,555. The \$35 rental inspection fee currently falls \$81,780 short of covering staff expenses, not including LAMA program fees, transportation, and other expenses. Perhaps it would be advisable to raise the fee to a level high enough to cover the costs.

It may be that the experience of the last 5 years indicates that some types of housing units take longer to inspect than others. If this is the case, it would be wise to adjust the fee structure accordingly. Council should also receive a report on the effectiveness of the LAMA program and its implementation.

Early retirement?

Without a careful, detailed assessment of existing staff, early retirement programs can undermine the effectiveness of an organization. They may also raise long-term pension costs.

Eliminate funding for agencies and organizations?

The City Manager listed as an option eliminating all funding for agencies and organizations. Consideration of [16] funding for agencies and organizations follows Council's discussion of our budget shortfall.

Some have argued that the City should not fund charitable and cultural organizations. Carbondale is the only city in the region to do so, and some people believe that such organizations should be funded entirely through private donations.

Given the centrality of these organizations in our community's civic life, I think Carbondale should continue to support their activities. I suggested, [17] when we discussed these organizations last month, that city funds granted to charitable organizations be matched by locally raised money. This would assure that the larger community has "skin in the game" in supporting these important volunteer organizations.

[18] The agenda item for Tuesday's discussion shows that of the \$486,095 recommended for funding in this area in FY 2015, only \$100,400 goes to charitable and cultural organizations. The bulk of the money goes to Carbondale Tourism (\$310,900), whose mission is to market Carbondale as an overnight destination for travelers and visitors.

Since the funds come from the hotel/motel tax, it seems unwise to eliminate the share given to Carbondale Tourism.

Eliminate street sweeping?

Carbondale's economy is based on institutions that bring large numbers of visitors to the city. It's vital that we present ourselves as a community that takes pride in itself. Our homeowners and other residents also value attractive, well-maintained streetscapes. For those reasons alone we should continue to employ a street sweeper.

As important, as the City Manager points out in the [19]Cover Sheet, when the streets aren't swept the storm sewers clog more frequently. Eliminating street sweeping simply shifts costs from one City pocket to another.

What can you do?

Please provide your input to Council members regarding whether we should continue to fund charitable and cultural organizations, whether we should cut staff or raise taxes, whether we should slow the rate of salary increase. This is a time when your Council needs to hear from our citizens.

Corene McDaniel to be sworn in

Corene McDaniel will be sworn in as City Council Member, to complete the term vacated by Acting Mayor Don Monty. Welcome back, Corene!

1. <http://www.ci.carbondale.il.us/node/127>
2. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/030414/Item%209.2%20FY2015%20Projected%20General%20Fund%20Revenues.pdf>
3. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/Item%206.4%20FY2015%20Projected%20General%20Fund%20Revenues.pdf>
4. <http://explorecarbondale.com/fiscal-year-2014-annual-budget>
5. <http://explorecarbondale.com/sites/default/files/pdf/financial-14/01exp.pdf>
6. <http://explorecarbondale.com/sites/default/files/pdf/financial-14/01rev.pdf>
7. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/030414/Item%209.2%20FY2015%20Projected%20General%20Fund%20Revenues.pdf>
8. <http://www.adamscarbondale.org/wp-content/uploads/2014/03/chart1.jpg>
9. <http://www.adamscarbondale.org/wp-content/uploads/2014/03/chart2.jpg>
10. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/030414/Item%209.2%20FY2015%20Projected%20General%20Fund%20Revenues.pdf>
11. <http://www.adamscarbondale.org/wp-content/uploads/2014/03/chart3.jpg>
12. <http://www.adamscarbondale.org/wp-content/uploads/2014/03/chart4.jpg>
13. <http://www.adamscarbondale.org/wp-content/uploads/2014/03/chart5.jpg>
14. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/030414/Item%209.2%20FY2015%20Projected%20General%20Fund%20Revenues.pdf>
15. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2009%20agendas/033109/Item%206.2%20Award%20of%20Purchase%20Davenport%20Software.pdf>
16. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/030414/Item%209.3%20FY%202015%20Community%20Org%20Funding%20Proposals.pdf>
17. <http://www.adamscarbondale.org/which-community-groups-should-we-fund>
18. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/030414/Item%209.3%20FY%202015%20Community%20Org%20Funding%20Proposals.pdf>
19. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/030414/Item%209.2%20FY2015%20Projected%20General%20Fund%20Revenues.pdf>

Sales tax increase sought | Jane Adams for Carbondale (2014-03-24 19:14:38)

[...] faces a \$977,000 shortfall for the 2014-2015 fiscal year. Revenues are down and expenses are up. I wrote a lengthy analysis of the City's financial situation for the March 4 Council meeting, and Council [...]

Sales tax increase sought (2014-03-24 19:13)

City faces \$977,000 shortfall

Local Liquor Control Commission

Tuesday, March 25, 6:30 p.m., Civic Center Room 108

City Council meeting 7:00 p.m.

Televised on cable Channel 16, [1] streamed on City site

Earlier this month we learned that the City faces a \$977,000 shortfall for the 2014-2015 fiscal year. Revenues are down and expenses are up. [2] I wrote a lengthy analysis of the City's financial situation for the March 4 Council meeting, and Council discussed the situation [3]at some length (2 hours).

Based on these discussions, staff prepared two ordinances to increase taxes: One adds an additional one-fourth percent (0.25 %) to Carbondale's [4] Home Rule sales tax , and one adds 1 % to its[5]

Hotel/Motel room tax

.

Staff have brought two versions of the quarter percent sales tax increase amendment: One simply establishes the increase; the other sunsets the tax April 30, 2018.

The sunset option is proposed because, in FY 2018, a tax established in 1999 to repay bonds sold for the construction of the new high school will end. It therefore makes sense to revisit the City's fiscal situation at that time to determine whether either, or both, taxes should be maintained.

As readers of this blog are probably aware, I am extremely reluctant to raise taxes that affect the entire community - whether that community is property owners within Carbondale's city limits, or all the people who live and work here. However, with SIU's persistent shrinkage in enrollment and staffing, and a significant downturn in retail sales tax collection, I can see no alternative at this time.

Carbondale faces obvious problems with declining enrollments at SIU and insecure and declining state contributions to education at all levels. But in addition to these (hopefully) short-term problems, higher education may be facing major restructuring as the digital revolution transforms universities as it has so many other industries. SIU - and therefore Carbondale - may face, over the long term, a permanent decline in on-campus students and associated faculty and staff.

Additionally, retail sales are sagging nationally, and the digital revolution is re-organizing traditional marketing systems. Communities like ours that rely heavily on sales taxes may be looking at a long-term decline of our major revenue stream.

If we - the residents, the businesses, and the several units of government - are to guide the City into a prosperous future, we must make the City and all its institutions as creative, energetic, and physically and fiscally solid as humanly possible. That takes visionary planning

and both financial and cultural investments.

We must set ourselves up to “catch the next wave.” This is not the time to respond to an apparent fiscal crisis by rolling up the sidewalks.

However, the City’s administration must be as lean and efficient as possible. To that end, the proposed budget has funds for a “top to bottom” review of its management, to be done with the assistance of a professional consultant. The 2015 budget also has funds for the development of a Downtown Master Plan. I’ll be writing about these plans in future blogs.

I therefore, reluctantly, expect to vote for the additional quarter percent sales tax and the additional hotel/motel tax. I think it is wise to sunset the quarter percent sales tax in 2018 so that the Council can, at that time, reassess the City’s financial condition.

Reinvest in older buildings

Was your house built before the 1973 zoning code was adopted? Or, were you brought inside of Carbondale’s zoning district since then? If so, do you have a garage or other outbuilding that’s built on your property line? Is your house too close to your lot line?

If so, [6] this text amendment affects you.

The Zoning Code adopted last April allowed such “legally non-conforming” buildings to be rebuilt on their original footprint if they were destroyed by fire, wind, or other natural cause.

The amendment on this week’s agenda extends the ability to property owners the right to replace a building on the original footprint with no restrictions other than meeting current construction codes.

I am very pleased to read the [7] Staff Report by Jessica Sergeev. Sergeev notes that the Comprehensive Plan recognized that

“the original neighborhoods were tightly-knit... The traditional development patterns were settled on a dense street grid.” The Plan stressed that the City should “preserve the historical character and integrity of the community” and adjust our zoning code to “correct any unintended impediments to rehabilitation, redevelopment, and/or preservation.”

I think that this text amendment removes one small, but significant, impediment to neighborhood restoration.

710 Development

Many people have asked me about the status of the proposed 710 development. [8] Tartan Realty Group and [9] OKW Architects presented their plans for a multi-use project at the January 28th City Council meeting. We now have a specific signal that the project is on track – Council will consider a TIF agreement between the City and the developers, dba Carbondale Flats LLC.

This agreement contains several significant provisions:

1. It confers 100 % of the increased property taxes created by the development to the developers for eligible costs. At some point before the expiration of the TIF District all these costs should be reimbursed. From that point to the expiration of the TIF District, the city will recoup the entire increment to be used to improve the district.
2. It authorizes the creation of a TIF Note. As the City Manager explained to me, “a TIF Note is essentially a promissory note to a developer from the City that the City will reimburse them for qualified costs. The developer can then use the note to secure up-front financing from a lender. The note is then repaid with TIF proceeds. Regardless of whether a note were issued, the City is not responsible for payments unless the project creates increment.”
3. It establishes the basis for the use of city lands within the development footprint (a couple of small parcels the city owns in the 710 block) and for establishing off-site parking agreements between the city and the developers.

As with all TIF agreements, if the developer fails, the agreement has to be renegotiated with a subsequent purchaser.

The project and the developer look solid. The development should be a good anchor at the Illinois-University Avenues/Mill Street intersection.

Consent Agenda

The Consent Agenda includes the usual [10] approval of minutes and [11] approval of [12] warrants . [13] Minutes of Boards and Commissions includes the Planning Commission minutes for December 18, 2013; the Neighborhood Business District Advisory Committee of the Planning Commission minutes for October 2, October 16 and December 18, 2013; the Carbondale Library Board of Trustees for January 15, 2014; and the Liquor Advisory Board for December 10, 2013.

The City Manager seeks [14] authorization for purchase of a new truck for Parking Services and a new car for Building and Neighborhood Services, with trade-ins. Council is also asked to [15] authorize Fair Days for Carbondale Main Street’s Springfest.

Finally, Dan Terry plans to develop a parking lot on East Monroe St. that will qualify for

TIF reimbursement if Council authorizes the [16] TIF agreement .

Local Liquor Control Commission meeting - 6:30 p.m.

The Local Liquor Control Commission will deal with two routine items: Carbondale Main Street requests a [17] license for Springfest , to be held on April 12, in the parking lots south and east of Hangar 9. And, Council will review the [18] second quarter reports regarding businesses that sell alcohol.

Proposed FY 2014-15 budget

The proposed FY 2015 budget is available for public review at City Hall and at the Carbondale Public Library, and on the [19] Financial Overview page on the City's website. (It's a large file as it's a single pdf document.)

The Public Hearing and Council discussion of the proposed budget will occur on April 8. The final budget will come before Council April 22.

This year's budget (FY 2014), the Community Investment Program listing, and the Comprehensive Auditors Reports (CAFR) are also available on the [20] City website .

As always, I encourage you to communicate your ideas and opinions to me and to the other Council members, listed on the right.

Redistricting petition needs signatures

Don't let your legislator gerrymander your district

I want to call your attention to the [21] Yes! For Independent Maps campaign written about in [22] Sunday's Southern Illinoisan. The League of Women Voters (of which I am a member) and other organizations are circulating petitions to dramatically change the way Illinois redistricting occurs. If enough signatures are obtained the Constitutional Amendment will be on the November ballot. The proposed procedure won't solve all of Illinois' political problems, but it will stop politically-motivated gerrymandering in which legislators choose their voters, rather than letting the voters choose who represents them.

We need 298,000 legal signatures by May 4 - 400,000 to be sure the signatures survive a challenge.

To learn more, read the Southern's article and come to the League of Women Voter's annual meeting at Bandana's Bar-B-Q 11:00 Saturday, April 2. Call League President Vivian Ugent for a reservation for the luncheon 618-457-8903. Call her or Tedda Becker 618-457-8903 for more information or to obtain a petition.

1. <http://www.ci.carbondale.il.us/node/127>
2. <http://www.adamscarbondale.org/977000-budget-shortfall-anticipated>
3. <http://explorecarbondale.com/streaming-media>
4. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/032514/Item%206.3%2004%20percent%20Home%20Rule%20Sales%20Tax%20Increase.pdf>
5. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/032514/Item%206.4%20Hotel%20Motel%20Tax%20Increase.pdf>
6. <http://explorecarbondale.com/city-council-meeting-20>
7. <http://explorecarbondale.com/city-council-meeting-20>
8. <http://www.tartanrealtygroup.com/>
9. <http://www.okwarchitects.com/>
10. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/032514/Item%205.1%20Approval%20of%20Council%20Minutes.pdf>
11. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/032514/Item%205.2%20Approval%20of%20Warrant%201205.pdf>
12. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/032514/Item%205.3%20Aprpoval%20of%20Warrant%201206.pdf>
13. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/032514/Item%205.4%20Approval%20of%20Minutes%20Boards%20Commissions.pdf>
14. <http://explorecarbondale.com/city-council-meeting-20>
15. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/032514/Item%205.6%20Fair%20Days%20for%20Main%20Street%20Springfest.pdf>
16. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/032514/Item%205.7%20Parking%20on%20Monroe%20st%20Dan%20Terry%20Redev%20Agreement%202014>
17. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/032514/LCItem%203%20F1%20license%20to%20Carbondale%20Main%20Street%202014%20Springfest>
18. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/032514/LCItem%204%20Second%20Quarter%20Reports%202013%202014%20Accept%20and%20File.pdf>
19. <http://explorecarbondale.com/city-carbondale-financial-overview>
20. <http://explorecarbondale.com/city-carbondale-financial-overview>
21. <http://independentmaps.org/>
22. http://thesouthern.com/news/local/group-seeks-to-change-redistricting/article_9e9e1bf7-04c3-5d74-bb5a-a89ed72dfb75.html

5.4 April

Budget Hearing tonight (2014-04-09 13:49)

Fees and Downtown Master Plan on agenda

Tuesday, April 8, 7:00 p.m., Civic Center Room 108

Televised on cable Channel 16, [1] streamed on City site

Tonight's [2] City Council meeting will focus on the FY 2014-2015 budget. This includes a [3] Public Hearing , Council discussion of the [4] budget and the 5-year Community Investment Program, and two items that establish or increase fees for [5] use of Cedar Lake and for the City's [6] solid waste and recycling services .

Council will also be discussing the creation of a [7] Downtown Master Plan and [8] safety equipment on tow trucks .

I have been out of town for the past 8 days with very limited internet access, so I won't provide my usual detailed analysis of major items on the agenda.

The proposed [9] FY 2014-15 budget and the [10] 5-year Community Investment Program (CIP) are available on the [11] City's Financial Overview site.

I hope you will weigh in on the budget and the CIP. These two documents are the most important guides for our city government. They lay out our priorities and determine where our scarce resources will be allocated. Council will vote on the budget at the next meeting, April 22.

Please also let your Council representatives hear from you regarding the proposed fee increases at Cedar Lake and for trash removal.

Downtown Master Plan

Last [12] October the City Council [13] instructed City Manager Baity to bring forward a process to develop a new [14] Downtown Master Plan that would address development in [15] the TIF #2, which includes Illinois and University Avenues from West Willow St. on the north to north of Grand Street on the south. It includes Washington St. and runs east on Main and Walnut Streets to Locust Street. Council discussion tonight will develop guidelines for a consulting firm that the City will hire to guide the process. City Manager Baity based his recommendations on discussions between himself, SIU, and City staff. These discussions advocate the establishment of a local advisory group "made up of no more than 15 people who represent the City, SIU, downtown business community and residents representing neighborhoods adjacent to the downtown."

Notably absent from the discussion are representatives of SIH/Memorial Hospital, which anchors the north end of the downtown business district. Even [16] TIF #1 , which includes Washington Street from Main to Elm and runs from the railroad tracks to Logan Avenue, is not included in the project area.

Illinois 13 (Main and Walnut) west of Lewis Lane has developed with virtually no planning – and it shows. Yet it is the primary entrance to the city and one of the most important business zones in the city.

Much of the impetus to redevelop the Downtown comes from the realization that Carbondale is a major destination, and that its economy relies heavily on visitors. It's important that our Downtown be attractive to visitors, and that it be redeveloped as an arts and entertainment center.

But entrances give strong first impressions. The beauty of Woodlawn Cemetery, the dynamics of several auto dealerships and auto service and supply businesses, other prosperous businesses, and of one of our premier restaurants, Hunan, are overwhelmed by dilapidated and abandoned hotels, payday loan shops, and other declining business properties, and by neglected streetscaping.

If the Downtown is to develop as an arts and entertainment district, its entrance along Rte. 13 is as crucial as the dilapidated housing that borders it on the west.

We would miss a great opportunity to plan for this area's redevelopment were we to not include it as part of the downtown planning process.

I'll write more about the Downtown planning process, and other ways to revitalize the city, in future blogs.

Please attend tonight's Council meeting and let your Council representatives hear from you.

1. <http://www.ci.carbondale.il.us/node/127>
2. <http://explorecarbondale.com/city-council-meeting-21>
3. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/040814/Item%204.2%20PH%20FY%202015%20Proposed%20Budget.pdf>
4. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/040814/Item%206.5%20FY%202015%20Budget%20Discussion%20.pdf>
5. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/040814/Item%206.1%20Cedar%20Lake%20Fish-Off%20and%20Beach%20Fees.pdf>
6. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/040814/Item%206.2%20Refuse%20Rates%20fee%20schedule%202014%20thru%202017.pdf>
7. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/040814/Item%206.4%20Downtown%20Master%20Plan%20Discussion.pdf>
8. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/040814/Item%206.3%20Tow%20Truck%20Safety%20Equipment.pdf>
9. <http://explorecarbondale.com/sites/default/files/pdf/financial-15/FY2015%20Proposed%20Budget.pdf>
10. <http://www.explorecarbondale.com/sites/default/files/pdf/financial-14/CIP%205-Year%20Comm%20Inv%202014.pdf>
11. <http://explorecarbondale.com/city-carbondale-financial-overview>
12. <http://explorecarbondale.com/city-carbondale-1>
13. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/120313/November%2019%202013%20Regular.pdf>

14. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/040814/Item%206.4%20Downtown%20Master%20Plan%20Discussion.pdf>
15. <http://explorecarbondale.com/sites/default/files/pdf/TIF%232%20Fact%20Sheet.pdf>
16. <http://explorecarbondale.com/sites/default/files/pdf/TIF%20boundary%20map.pdf>

Downtown Master Plan Beginning | Jane Adams for Carbondale (2014-06-09 21:18:34)

[...] April we embarked on the creation of a new Downtown Master Plan. A number of consulting firms have submitted proposals and, with considerable Council input, Mayor [...]

Neighborhood Business District and Towing on Agenda (2014-04-21 17:36)

Budget to be finalized

City Council and Local Liquor Control Commission meetings

Tuesday, April 22, 7:00 p.m., Civic Center Room 108

Televised on cable Channel 16, [1] streamed on City site

Wrapping up the budget

Tuesday's [2] City Council meeting , April 22, is the last meeting of Fiscal Year 2014. Council will, therefore, [3] finalize approval of the budget . The real action, however, was at the last meeting, which Council discussed the budget for 2 hours. The discussion is well summarized in the [4] minutes .

Finalizing the budget includes adopting a [5] pay plan for non-bargaining unit employees and authorizing the City Manager to execute [6] contracts with community organizations .

As those of you who follow City business are aware, in February Council was faced with news of a major budget shortfall, due to falling revenues and excess expenditures. Because next year's (FY 2015) anticipated tax revenues remained lower than necessary, Council (reluctantly) passed an additional 1/4 % sales tax, on top of a previously passed \$90,000 property tax increase, which [7] I had opposed .

This meeting Council is asked to approve a [8] budget adjustment that moves unexpended funds in some divisions, along with money in the fund balance, into those lines that ran over budget. Some of the over-budget expenditures – such as the failure of the federal government to cover interest costs on a bond, amounting to \$13,271, due to the sequester (Exhibit B) – appear to be unavoidable. I'm more concerned about over-budget expenditures in the General Fund that were not compensated for through cuts in other parts of the General Fund. These shortfalls require a transfer of \$44,857 from the "Undesignated Fund Balance" (Exhibit A).

Neighborhood Business District

Last year, during the revisions of Title 15, the City's zoning code, then Mayor Fritzler and staff proposed a [9] rewrite of the Neighborhood Business District zone that would have allowed a wide variety of businesses to locate in the City's residential neighborhoods. The proposal generated a great deal of alarm by homeowners, and [10] acrimony on the part of those promoting the district . In the event, Don Monty offered an amendment that narrowed the types of businesses allowed, and the measure eventually passed.

The current Neighborhood Business District does not, however, address the problem of how to zone large once-public buildings like the Armory and the old high school so that they can be reused in a productive and profitable manner.

When the City instituted city-wide zoning in 1973, these and similar buildings were zoned like their surrounding neighborhoods, as R-1 (single family residential). When the buildings ended their public functions as an Armory and a high school, they reverted to R-1. But neither building, nor most other pre-zoning non-residential buildings, make sense as single family residences.

Planning staff has spent the last several months crafting such a zone, which would replace the current [11] Neighborhood Business District . While the kinds of uses that would be allowed (generally as special uses) may reasonably be modified, the proposed District would allow for re-development of these old properties in ways that would be compatible with existing residential neighborhoods.

Towing

For many months Barry Spehn has brought his concerns regarding safety equipment on tow trucks to Council. Council discussed the issue at the [12] last City Council meeting , but learned that none of the towing companies had received notice of our deliberations. The issue is, therefore, [13] once again on the agenda . Staff have prepared three alternative amendments to current code. Should Council believe we have enough information to make a responsible, informed decision, we will vote on the amendments.

Closed meeting

Following the regular business, Council will hold a [14] closed meeting to discuss collective bargaining negotiations and the sale, purchase or lease of real property.

Local Liquor Control Commission

The Local Liquor Control Commission will meet before the regular City Council meeting. Items on the agenda include an [15] application by Aldi's grocery store for a license to sell beer and wine.

On a personal note

This gorgeous spring weather is such a joy after our long hard winter. Carbondale is particularly lovely this time of year, with all the flowering trees, daffodils, and other spring flowers.

This has been an especially good year for bluebells, it seems. My woodland garden is carpeted with blue, with white trillium, a shooting star, and other early spring ephemerals nodding under the dogwoods.



Spring ephemerals blooming in my woods garden

1. <http://www.ci.carbondale.il.us/node/127>
 2. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/042214/Item%206.3%20Title%205%20Chgs%20Tow%20Truck%20Safety%20Equipment.pdf>
 3. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/042214/Item%206.4%20Approve%20FY%202015%20Budget%20CIP%20Library.pdf>
 4. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/042214/Item%205.1%20Approval%20of%20Council%20Minutes.pdf>
 5. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/042214/Item%206.5%20Adopt%20Non%20Bargaining%20FY%202015%20Pay%20Plan.pdf>
 6. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/042214/Item%206.6%20Authorizing%20CM%20to%20execute%20contracts%20with%20community%20or>
 7. <http://www.adamscarbondale.org/budget-shortfall-faces-city>
 8. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/042214/Item%205.3%20BA%20Departmental%20FY2014%20Overages.pdf>
 9. <http://www.adamscarbondale.org/backroom-deal-explained-defer-the-vote>
 10. <https://www.youtube.com/watch?v=Q2XT--EU8UY>
 11. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/042214/Item%206.1%20Change%20to%20NH%20Business%20District.pdf>
 12. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/040814/Item%206.3%20Tow%20Truck%20Safety%20Equipment.pdf>
 13. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/042214/Item%206.3%20Title%205%20Chgs%20Tow%20Truck%20Safety%20Equipment.pdf>
 14. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/042214/Item%208.1%20Closed%20Mtg%20Union%20Negotiations%20and%20Sale%20Lease%20Purchase>
 15. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/042214/LCItem%203%20C2%20Liquor%20License%20to%20Aldi.pdf>
 16. http://www.adamscarbondale.org/wp-content/uploads/2014/04/Larkspur_house.jpg
-

5.5 May

Halloween, liquor, and landlords (2014-05-06 12:23)

I am just back from an all-too-brief trip east. My husband D. and I went to the Mid-Atlantic Truck Camper Rally in Sanford, Virginia, on the banks of the Chesapeake Bay. We took a relatively leisurely trip east through the dogwood and redbud festooned mountains to Virginia Beach. We spent a night on Assateague Island, where a wild stallion and his 7 mares grazed through the campground, appearing like apparitions in the morning mist.



[1]

Pinto stallion (upper left) and 4 mares graze in campground

Then great fun at the rally, where we hosted a nearly constant stream of visitors to our 1967 Avion truck camper that D. restored.



[2]

Our 1967 Avion truck camper and Suzuki Samurai

But it's good to be home, trying to tame the sprouts that would like to take over our gardens.

Tuesday's City Council meeting will be devoted to discussion of three important issues: 1) [3]alcohol sales - whether convenience stores should be allowed to sell beer and wine, and whether groceries and convenience stores should be allowed to sell spirits; 2) [4]Halloween - whether to continue last year's Halloween policy of allowing the three bars south of Elm St. on S. Illinois to remain open; and 3) [5]Water and sewer - the City administration's current landlord courtesy water turn on policy.

Alcohol sales

Since July 2011, when the previous Council approved the sale of packaged beer and wine in grocery stores some owners of convenience stores have sought the ability to sell packaged beer and wine, and some grocery stores have sought the expansion of their license to include the sale of spirits.

Council [6] will discuss whether to allow convenience stores to sell beer and wine, whether to allow grocery stores to sell spirits, and whether to allow convenience stores to sell spirits. A local drug store has also asked to sell package liquor so I expect that the question of whether to expand who can obtain a package liquor license will also be part of the discussion.

In principle, I do not think that government should create laws that prevent new businesses from entering the marketplace. Blogger [7] Scott Thorne makes a similar point.

Based on our discussion, amendments to our ordinances will be on the agenda at a future meeting.

Public input is very important. In March, 2014, the Liquor Advisory Board voted not to approve any expansion of package liquor sales. At least [8] some of their opposition was due to the fact that few members of the public appeared interested in the expansion of liquor sales.

Whether or not to allow grocery stores to sell package liquor had been a big issue in the 2011 election, with a petition containing thousands of names supporting grocery store sales.

Please let your wishes be known to all your council members. Your opinion does matter!

Halloween

Last June Council discussed the vexed question of whether the three remaining bars on South Illinois Avenue should be allowed to remain open during Halloween weekends. I [9] wrote about it at some length, and will not repeat the discussion here. We decided to allow the three bars to remain open in 2013 and revisit it this year.

The issue of [10] whether to lift restrictions on Hangar 9, Stix, and Sidetracks is on the agenda as a discussion item. We will vote on this, and other issues surrounding Halloween, at a subsequent meeting.

I live in a neighborhood with many students. Last year, on the weekend of Oct 25-27 kids poured into town. As with Polar Bear weekend, driveways were packed with cars and young people hung out on front porches. Dressed up in costumes, they walked from bar to bar. It was Alternative Halloween – the festivities that have developed since the once-boisterous Halloween party on The Strip was shut down.

The next Friday - Halloween weekend - I could see that many of my neighbors had left town. I assume they visited their friends at colleges that still had lively Halloween parties. The police, prepared for massive crowds, sent the extra patrols home early. Compared to our many active weekends, Halloween weekend was unusually quiet.

Young people need activities that make Carbondale a special place to be. For many years Halloween was one of the great attractions, leaving students with fond memories they treasure throughout their lives. Unfortunately it got out of hand and, rather than fun, late night mayhem left people hurt and property damaged. That Halloween is over.

I see new energy emerging with the energetic and sometimes wacky Tour de Carbondale bicycle “race” that has become an annual event; with Polar Bear weekend; with Unofficial Halloween; with the revival of the Cardboard Boat Regatta; and, probably, other student-created festivities of which I’m unaware.

Carbondale hosts tens of thousands of young people who come here to study, most for a few short years. The City and the University administration should create the conditions in which they can express their exuberance without excessively endangering themselves and others. We hope they carry fond memories of their years here, along with a fund of knowledge that will enrich them the rest of their lives.

And, I hope that some decide that Carbondale is where they wish to settle down, create businesses, and raise their families.

Landlord courtesy water turn-on

Last year I learned that for a good long while the City administration has had an unpublicized program that turns on the water for [11] 10 days for landlords , without charging them for water, sewage, or trash pick-up. As a landlord, my husband always paid a deposit and paid for water and sewer service when we needed it for our rental properties. When it was offered to us last year we were surprised and, unthinking, accepted it.

However we found this unpublicized policy disturbing. We do not believe that the City should subsidize our business and, therefore, we have since declined the free service.

The City Manager [12] reports that in FY 2014 120 different landlords used the service with 411 turn on/turn offs, averaging 100 gallons each. This is a puzzlingly small proportion of the estimated actual 5,500 water and sewer service customer opens and closes, since presumably landlords clean rental units between occupants. (see page 84 of the [13] proposed FY 2014 budget for customer figures).

AmerenCIPS has a[14] landlord program that seems like one the City would do well to replicate, within the bounds of its aging financial management software. A landlord signs up for the program; when a tenant shuts off service, it switches to the landlord. When the next tenant begins service, a bill is sent to the landlord for the gas and electricity used during the period between tenants.

As those of you who have scheduled water and sewer turn-ons and turn-offs know, this service can be scheduled in advance. It should not be difficult for a subscribing landlord to schedule service turn-on when the tenant’s lease ends, and to schedule turn-off when a new tenant’s lease begins – or to authorize a switch to and from the landlord’s account when tenants move out and move in.

This should save the City a considerable amount of labor – and therefore money – as the meters would need to be read only two times, rather than four, as in the current program. And landlords would pay for any water, sewer, and trash services used during the period between tenants.

As with the previous two items, council will discuss the issue. Any action will occur at a future meeting.

Historic Preservation Award

At the beginning of the meeting the Preservation Commission will present its [15] Historic Preservation Award, which this year goes to D. Gorton and myself for our [16] interior restoration of 804 W. Cherry St. We are grateful for this recognition of our efforts to restore the historic properties along West Cherry Street. This is our 5th restoration in the 700 and 800 blocks – the 1924 Walnut Heights Subdivision that adjoins the Buckminster Fuller home on the corner of Forest Street. The Fuller's Dome Home is undergoing reconstruction and will soon be an anchor to this historic street.

[17]



804 W. Cherry St.

Consent Agenda The Consent Agenda contains, in addition to the [18] minutes of the last City Council meeting and warrants for the periods ending [19] 3/31/14 and [20] 4/14/14, [21] minutes of the Preservation Commission, the Human Relations Commission, and the Police Pension Board of Trustees meetings, approval of Acting Mayor Monty's [22] appointment of Jerrold Hennrich as Chair of the Human Relations Commission and reappointment of Sorrel Kunath to the Sustainability Commission, and [23] authorization for the City Manager to submit a CDAP grant to rehabilitate 8 homes.

1. <http://www.adamscarbondale.org/wp-content/uploads/2014/05/Assateague-stallion-w-mares.jpg>
2. <http://www.adamscarbondale.org/wp-content/uploads/2014/05/Avion.jpg>
3. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/050614/Item%206.1%20Liquor%20Code%20Grocery%20and%20Convenience%20Stores.pdf>
4. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/050614/Item%206.2%20Halloween%20Restriction%20Discussion%202014.pdf>
5. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/050614/Item%206.3%20Landlord%20Ten%20Day%20Courtesy%20Utility%20Program.pdf>
6. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/050614/Item%206.1%20Liquor%20Code%20Grocery%20and%20Convenience%20Stores.pdf>
7. http://carbondazegazette.blogspot.com/2014/05/convenience-store-liquor-sales.html?utm_source=feedburner&u

tm_medium=email&utm_campaign=Feed%3A+blogspot%2FrUsYJ+%

8. http://thesouthern.com/news/local/communities/carbondale/council-to-discuss-alcohol-expansion/article_94ba9a9b-47fa-576e-b1bf-b64cd0a9ed4c.html
9. <http://www.adamscarbondale.org/liquor-and-halloween-what-should-the-city-do>
10. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/050614/Item%206.2%20Halloween%20Restriction%20Discussion%202014.pdf>
11. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/050614/Item%206.3%20Landlord%20Ten%20Day%20Courtesy%20Utility%20Program.pdf>
12. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/050614/Item%206.3%20Landlord%20Ten%20Day%20Courtesy%20Utility%20Program.pdf>
13. <http://explorecarbondale.com/sites/default/files/pdf/financil-15/FY2015%20Proposed%20Budget.pdf>
14. <http://www.ameren.com/PropertyManagement/Pages/AboutPropertyManagement.aspx>
15. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/050614/Item%204.1%20Historic%20Reservation%20Award%20Presentation.pdf>
16. http://www.dgorton.com/804_W_Cherry/804_w_cherry/index.html
17. <http://www.adamscarbondale.org/wp-content/uploads/2014/05/804.jpg>
18. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/050614/Item%205.1%20Approval%20of%20Council%20Minutes.pdf>
19. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/050614/Item%205.2%20Approval%20of%20Warrant%201209.pdf>
20. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/050614/Item%205.3%20Approval%20of%20Warrant%20WF%203%202014.pdf>
21. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/050614/Item%205.4%20Minutes%20Boards%20Commissions.pdf>
22. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/050614/Item%205.5%20Appointments%20to%20boards%20and%20comm.pdf>
23. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/050614/Item%205.6%20CDAP%20Housing%20Grant.pdf>

5.6 June

Let's build a 12-month farmers market (2014-06-01 20:16)

Tuesday, May 20, 7:00 p.m., Civic Center Room 108

Televised on cable Channel 16, [1] streamed on City site

(posted after returning to Carbondale)

I write this from the Overland Expo in Mormon Lake, Arizona, where D. and I are on assignment for Truck Camper Magazine. It's a marvelous gathering of more than 7000 people and many exhibitors, with a broad range of educational sessions. The trip was originally planned to meet

my daughter who lives in Flagstaff, so we've been able to do double duty.



[2]

A neighbor in the campground demonstrating his drone camera

I won't, therefore, be at Tuesday's City Council meeting. But through the wonders of the internet, I can sit in the WIFI tent, plug in my computer, and have nearly all the access of home, while I talk with full-timers, tent campers, and other friendly folks.

City Council meeting

The [3] agenda is light, which is fitting for the first meeting after Graduation when Carbondale-ians often scatter to the four winds.. The main item of business is a [4] resolution authorizing an opt-in by the bars on South Illinois to be open during Halloween. This resolution follows from the discussion at our last Council meeting, reviewed in the [5] minutes of that meeting.

Four businesses hold bar licenses in the restricted area: Hangar 9, Sidetracks, Stix, and the Varsity Center for the Arts. The Varsity holds the license so that they can serve liquor at events, but they are a non-profit and not a commercial bar. The "opt-in" provision will allow the Varsity to avoid payment of the bar license fee.

I believe this provision is a good one. We want to encourage non-profit organizations that build Downtown as an arts and entertainment district, and this is one small means to do so.

Consent Agenda

The rest of the agenda is basically routine. There are two items ([6] 5.11x) and [7] 5.12) that deal with small pieces of City-owned property in the 710 block of South Illinois. The [8] Board of Fire and Police Commissioners met and submitted their [9] 2013 Annual Report . And, based on comments at the last meeting by Councilman Fronabarger, there is an [10] amendment to City Code regarding the size of address numerals that will bring them into conformity with 911 rules.

Farmers Market news

Carbondale needs a permanent 12-month market

On June 3 at 6:00 p.m. at the Civic Center there will be a public meeting with Fidel Delgado, farmers' market architect from the US Department of Agriculture. This meeting will be an opportunity for farmers market customers and the general public to weigh in on what they would like to see in a permanent, year-round facility, and to learn what it will take to build such a permanent market.

I've been working with a Regional Food Systems Working Group for several years. This group, organized by Dayna Connor, Director of [11] Food Works , includes farmers who sell at both

the old and new Carbondale farmers markets, farmers who sell fruits and vegetables on regional and national markets, retailers and institutional purchasers, and other consumers of local produce. Our aim has been to find ways to increase local food production.

When the Carbondale Community Farmers Market formed a couple of years ago, it became apparent that we needed a year-round structure. The fact that the old market area was too small to accommodate the large number of new growers provided additional impetus to seeking a permanent structure.

Dayna Connor of Food Works, Gary Williams, the City's Economic Development Director, and I have acted as an informal committee to move the process forward. The boards of the two markets have met several times, but neither group has the resources to pursue such a major building project.

The recently passed Farm Bill includes support for farmers markets. We expect the discussions with Mr. Delgado to provide advice on potential funding, as well as advice on what such a site should contain and other communities' experiences in managing farmers markets.

We recently held a brainstorming session with producers from both markets to create a vision of what a farmers market might contain. It's time for customers to weigh in on what they would like to see in a year-round market, and for all members of the community to get involved.

Please plan to attend the June 3 meeting.

1. <http://www.ci.carbondale.il.us/node/127>
2. <http://www.adamscarbondale.org/wp-content/uploads/2014/06/0E.jpg>
3. <http://explorecarbondale.com/city-council-meeting-24>
4. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/052014/Item>
5. <http://explorecarbondale.com/sites/default/files/pdf/ag>
6. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/052014/Item%205.11%20Donow%20Trust%20real%20estate%20agree%20700%20S%20University.pdf>
7. <http://explorecarbondale.com/sites/default/files/p>
8. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/052014/Item%205.4%20Minutes%20Boards%20Commissions.pdf>
9. <http://explorecarbondale.com/>
10. <http://explorecarbondale.com/site>
11. <http://eatsouthernillinois.org/>

Downtown Master Plan Beginning (2014-06-09 21:17)

Tuesday, June 10, 7:00 p.m., Civic Center Room 108

Televised on cable Channel 16, [1] streamed on City site

Last April we embarked on the creation of a new [2] Downtown Master Plan . A number of consulting firms have submitted proposals and, with considerable Council input, Mayor Monty has assembled 16 citizens to serve as the [3] Advisory Committee to City Council to work with the consultants.

They include representatives of organizations, businesses, and the larger public.

Organizations represented include: Main Street (Director Meghan Cole), the Chamber of Commerce (George Sheffer, Chair of the Chamber's Economic Development Committee), SIH/Memorial Hospital (to be named), Carbondale Community Arts (Board member Maria Bukowski, who is also Director of the SIU School of Art and Design), Varsity Center for the Arts (past president Jack Langowski), and the City Planning Commission (Kris Sachel).

Business owners include: Bob Bleyer, President Bank of Carbondale; Sally Carter, Hangar 9; Melissa Parson, Pagliai's; Elaine Ramseyer, Longbranch; Dr. Predeep Reddy, Reema's Indian Cuisine; and Dan Terry, Newell House, Flame, and several other properties.

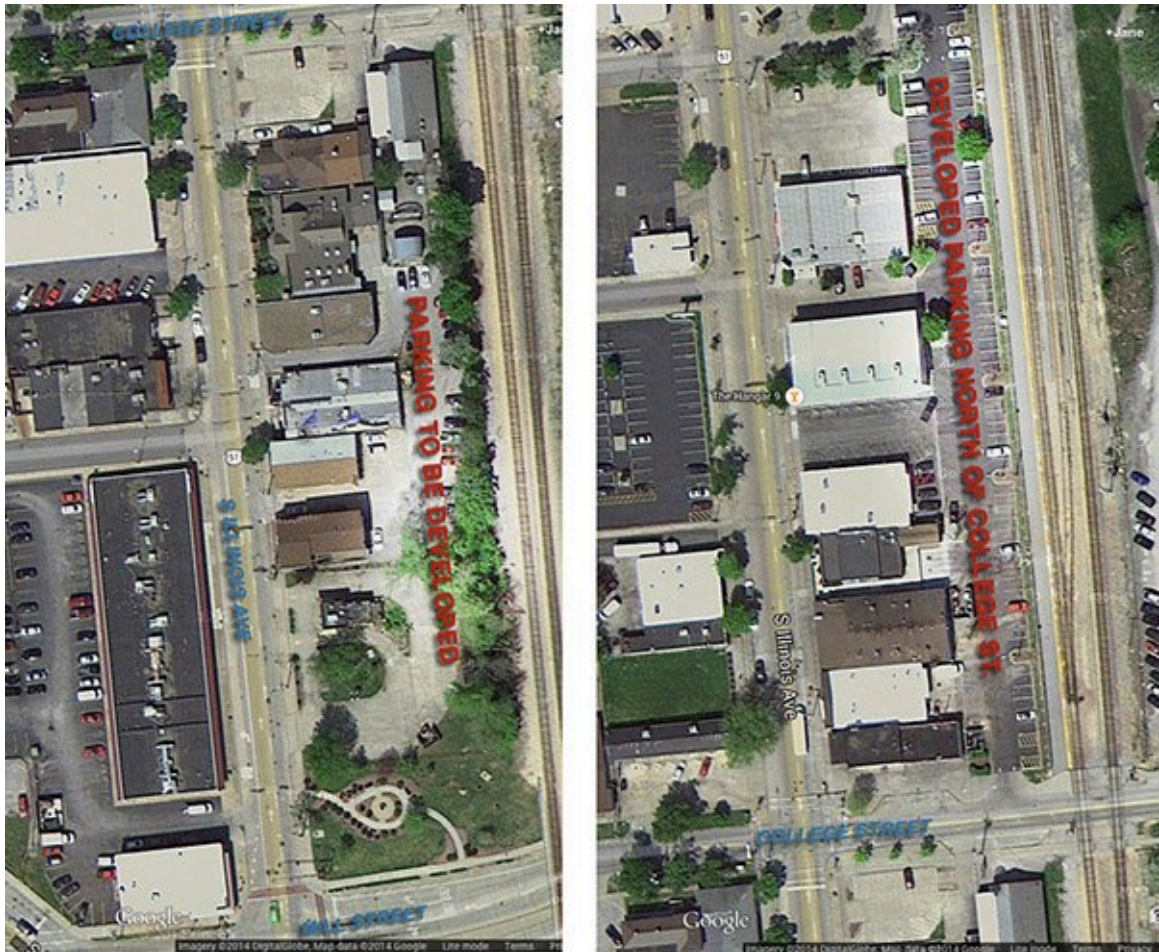
Community members include: Nathan Colombo, recent SIU graduate and start-up business owner; D. Gorton, resident and property developer/manager in Arbor District; Adrian Miller, SIU student; and Dr. Stephanie Pink, Professor of Political Science specializing in rural development.

Downtown development happening

If you've traveled through the south end of "the Strip" in the past few days you will have noticed a fence encircling most of the 710 block. The 710 building has been emptied and demolition is about to begin.

The developers will be replacing the sidewalk, so it will be closed for some while. Signs will redirect pedestrians to the east side of Illinois.

The City is preparing to develop the area between the railroad and the businesses along S. Illinois, south of College St. (south of Sidetracks), as a finished parking lot. That work will begin in the next few months.



The lot between College and Mill to be developed for parking is on the left. The map on the left is just north of College where the R.R. right-of-way has been converted to parking

So, for the next many months parking will be tight in the 700 block of S. Illinois/University Avenue. Sunday morning We saw churchgoers jockeying for space across from Our Savior Lutheran Church, and I've heard customers at Quatros and other businesses in that building block taken aback by the rearrangement of the lot.

There is a fair amount of parking in the immediate area, but it will be a challenge to meet the needs of the established businesses. City staff have been working with the developer to provide off-site parking for their contractors, and with businesses in the immediate area to help assure parking for their employees and customers.

People driving on Illinois and University will face other challenges this year: IDOT is set to resurface [5] both streets (US 51). The City will pay for resurfacing and marking the parking lanes on the west side of both streets.

Underground resurrected

In the midst of all this construction, new owners are planning to open the Underground Barrel Room and Grill on the Island (site for the past several years of the Chicago Under-

ground). The Local Liquor Control Commission will vote on [6] their application for a restaurant (A2) liquor license.

Other business

Sanitary Sewer upgrades

For the past couple of years the City's Public Works department has surveying our aging sewer system. On the basis of this study, it is designing much-needed upgrades. We're seeing what I believe is the first phase of that work in [7] a contract for rehabilitation work on sanitary sewer manholes that the survey identified as needing work.

Council will accept the [8] minutes of the March 5th Planning Commission, January 20th Zoning Board of Appeals, April 21st Preservation Commission, December 12th, 2014 and February 13th, 2014 Foreign Fire Insurance Board, February 20th, March 20th, and April 17th Sustainability Commission, April 7th Human Relations Commission, and April 3rd Liquor Advisory Board meetings. I expect Council will approve Mayor Monty's [9] recommendation to reappoint the current members of the Library Board of Trustees who are retiring: Harriet Simon, Roland Person, and Barbara Levine. **Ron Herter retiring** [10] Ron Herter , who has worked for the City in its Public Works department since 1978, is retiring at the end of this month. May you enjoy your retirement! **Carbondale Tourism moves downtown** Carbondale Tourism (formerly the Carbondale Convention and Tourism Bureau - CCTB) has moved to a new office at 126 S. Illinois Ave. They are now across Monroe St. from the Civic Center and across Illinois from the Station Carbondale (the old Train Station) which houses the Train Museum, a group meeting space, and the offices of Carbondale Main Street and the Chamber of Commerce.

1. <http://www.ci.carbondale.il.us/node/127>
2. <http://www.adamscarbondale.org/budget-hearing-tonight>
3. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/061014/Item%206.2%20City%20Mgr%20parking%20lot%20agreement%20with%20idot%20for%20downto>
4. <http://www.adamscarbondale.org/wp-content/uploads/2014/06/SIllinoisParking.jpg>
5. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/061014/Item%205.8%20City%20Mgr%20agreement%20with%20idot%20for%20parking%20lot%20Resurf>
6. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/061014/LCItem%203%20A2%20License%20to%20Underground.pdf>
7. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/061014/Item%205.11%20Award%20of%20Contract%20sewer%20rehab.pdf>
8. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/061014/Item%205.5%20Approval%20of%20Minutes%20Boards%20Commissions.pdf>
9. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/061014/Item%205.6%20Appointments%20to%20boards%20and%20comm.pdf>
10. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/061014/Item%206.1%20Resolution%20commending%20Ron%20Hertter.pdf>

Should tree trimmers be licensed? (2014-06-24 17:09)

Discussion of Tree Care Ordinance on Agenda

Tuesday, June 24, 7:00 p.m., Civic Center Room 108

Televised on cable Channel 16, [1] streamed on City site

Tuesday's [2] City Council meeting takes up two new issues for discussion only - proposed changes to the City's [3] tree care ordinance , and whether or not to allow [4] archery hunting of deer on Cedar Lake property owned by the City. **Tree care ordinance**

Staff have, for some time, undertaken a [5] revision of the city's tree care regulations . Most of ordinance applies to trees planted on public land, but two new elements apply to private tree-care as well.

Licensing tree trimmers and cutters proposed

Staff is proposing that all tree trimmers be required to be licensed and insured. A tree trimmer and cutter is defined as "any person who for a fee engages in any manner in pruning, trimming, cutting, bracing or removal of trees whether the trees in question are diseased or not diseased."

When this came before us some while back, I opposed such provisions on two grounds. Except for the period of the May 18, 2009 Derecho, when the city instituted emergency registration for tree trimmers, I have not heard of any complaints of unscrupulous tree trimmers offering their services in Carbondale. I asked the city manager if there have been any complaints and he indicated he had not heard of any.

If we don't have a problem, I see no point in creating regulations that add costs to the city, homeowners and businesses, and that create potential barriers to entry for new businesses.

Additionally, the definition of a "tree trimmer and cutter" appears so broad as to include anyone who does any sort of pruning, limbing up, or other maintenance on trees. This includes forestry students who might help pay their way through college by practicing their forestry skills and landscapers and gardeners who routinely prune low-growing branches, as well as high school students who might be hired to hedge a row of pine trees such as we have at the back of our property.

If you are aware of problems with unscrupulous and incompetent tree trimmers and cutters, please let me know. Regulations should protect the public; let me know if we need such protection.

Forbids topping of trees

The proposed regulations prohibit "topping" any tree in Carbondale, whether on public or private property. The only exceptions apply to trees that have been severely damaged by storms and those that impact power lines and other obstructions.

I think topping is unsightly and ill advised. However, I want to hear from you if you think this type of pruning should be allowed to continue or if you think it should be prohibited on private property.

Promoting tree planting on private property

Carbondale is designated a “tree city.” However, the derecho brought down many of our trees, and widening some streets has left too narrow a median strip to plant trees. This ordinance proposes a “private property shade tree incentive program” to encourage tree planting within 15 feet of the street right-of-way line.

Participants in the proposed program would reimburse the City for the actual cost of the tree and planting materials, while the City would supply all the equipment and labor to purchase and plant the tree.

The proposal applies to “shade trees”, without defining that term. I would hope that it would include flowering trees as well as species such as oak trees.

Trees that may be planted

The proposed ordinance, much like the current code, states that “the City Forestry Division shall maintain a list of acceptable tree species to be used when planting in the City right of way... . This list will consist of species currently deemed satisfactory by the City Manager or his designate.”

Given the enormous number of tree species and varieties, I don’t fully understand the City’s rationale in limiting plantings to a specific list of approved trees.

Some other cities I have surveyed prohibit planting of certain species because they have clear problems. Trees like the invasive Bradford pear, the ash and elm that succumb to insects, trees that are particularly weak and brittle or thorny – it makes sense to prohibit planting them in public places and to discourage their planting elsewhere.

If the city plans that particular streetscapes should have a specific character, it makes sense to require new plantings to conform to that design.

Otherwise, “planting to the list” seems to overly-restrict homeowners’ landscaping choices. I think it would be wiser for the city to allow homeowners and other property owners to plant trees that fall within height and other guidelines on the public property that they maintain.

Please read the proposed ordinance carefully and communicate your concerns, if any, to your City Council members. No action will be taken at this meeting, but please do not wait until the final draft to voice your views.

Archery deer hunting around Cedar Lake?

The City owns much of the land around the northern end of Cedar Lake; the Forest Service owns the land around the southern end of the lake. Carbondale has never allowed hunting on land it owns. This year the Illinois Department of Natural Resources (IDNR) is asking the City Council to [6] allow deer hunting in order to control the large deer population. You can

see their arguments on the [7] cover sheet , along with IDNR's proposed "Hunter Fact Sheet 2014-2015" and a map of the area in which hunting would be allowed

Council is being asked to discuss whether or not the City should allow archery hunting for deer on city-owned property around Cedar Lake. No action will be taken at Tuesday's meeting.

Please let your Council members know how you feel about this proposal.

Downtown Master Plan Advisory Committee

At the June 10 meeting, the City Council [8] approved Mayor Monty's recommendations for membership on the Downtown Master Plan Advisory Committee: Bob Bleyer, Marie Bukowski, Meghan Cole, Sally Carter, D. Gorton, Jack Langowski (chair), Adrian Miller, Melissa Parson, Dr. Stephanie Pink, Elaine Ramseyer, Dr. Predeep Reddy, Kris Schachel, George Sheffer, Dan Boeckman, Dan Terry, and Kristen Gregory.

At this meeting, Mayor Monty [9] requests that Council approve Stephanie Faulton, representing the Freeman Street businesses (adjacent to the 710 development), and Jason Sigler from the Carbondale Preservation Commission.

Responsibilities of the Advisory Committee and of Staff

At the last Council meeting, members discussed at some length the division of responsibilities between the group of City and SIU staff who have been involved in discussions regarding the Downtown Master Plan and the Master Plan Advisory Committee. Council consensus was that the Citizen's Advisory Committee will work with the consultant to guide the entire process; City and SIU staff will gather data (demographic, economic, etc.) and provide technical information and advice to the Advisory Committee. In the case of architectural drawings, these would, as Mayor Monty expressed it, "put flesh on [the Committee's] specific concepts."

City Manager Baity expressed that "the plan is representative of the downtown, and the downtown has to be a combination of the university, the students, the residents, and everybody here in Carbondale. So the SIU staff would be that group that would get the feedback from SIU and provide it and technical information as well."

Mayor Monty pointed out that the Advisory Committee includes one student, one recent graduate, and two faculty members who can speak from the University perspective as well as bringing their expertise - but not technical support - to bear on the planning process.

Councilwoman Jessica Bradshaw said she would like to see specific discussions with high school students to get their input regarding the future of the downtown, and Councilwoman Carolin Harvey suggested that public meetings be held in various locations, such as the high school, as well as at the Civic Center.

Councilwoman Corene McDaniel and I sought frequent reporting to Council on the Committee's progress.

Citizen input will be solicited throughout. It should be an exciting process that, with developments already underway, can kickstart the revitalization of the heart of Carbondale - its downtown.

Schwartz Street improvements

The [10] reconstruction of Schwartz Street, originally scheduled for last fiscal year, is finally on track to become reality. Council is asked to approve a contract for the work. The project is coming in \$125,00 over budget, which causes me some concern. Council needs to be informed what expenditures in the approved budget will be cut to cover this unanticipated expense.

Boards and Commissions

Acting Mayor Monty seeks approval of his appointment of Eric McMillan to the Human Relations Commission, and reappointment of Charles Vaught to the Personnel Board.

The Preservation Commission is filing what sounds like a deadly dull [11]annual report. But it's not dull at all. Instead, it shows that the Preservation Commission has had a very active year. There's been a lot of historic renovation in the Downtown and elsewhere that the Commissioners have reviewed. They researched the history of Carbondale College and raised funds for a plaque, placed on the old College grounds next to the police station. They continued their oral history project, and they have begun to re-survey and inventory Carbondale's historic buildings. Good work to this dedicated and hard working group of volunteers.

Closed meeting

The regular Council meeting will be followed by a closed meeting to discuss collective negotiating matters and property issues.

1. <http://www.ci.carbondale.il.us/node/127>
2. <http://explorecarbondale.com/city-council-meeting-26>
3. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agen>
4. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/062414/Item%206.2%20Archery%20Hunting%20Deer%20Cedar%20Lake.pdf>
5. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/062414/Item>
6. <http://explorecarbondale.com/sites/default/file>
7. <http://explorecarbondale.com/sites/default/files/pdf/agenda/>
8. http://cityofcarbondale.granicus.com/MediaPlayer.php?view_id=2&clip_id=135&meta_id=6204
9. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/062414/Item%206.3%20Mayor%20Master%20Plan%20Advisory%20Committee%20downtown.pdf>
10. %22http:///
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5.7 July

Fire Station - What's happening? (2014-07-17 17:43)

Downtown Plan, Hunting, Water & Sewer ownership

City Council Meeting

Local Liquor Control Commission Meeting

Tuesday, July 15, 7:00 p.m. Room 108 Civic Center (televised on cable Channel 16, [1] streamed on City site)

[2] Agenda

The delay of our new fire station has been much in the news lately. Unfortunately, statements in local media by City Manager Kevin Baity have indicated that the Attorney General's interpretation of the Americans with Disability Act is not consistent with the rules that require firefighters to be able-bodied. A number of people have spoken with me about this, echoing the City Manager's frustration with the Attorney General's office.

I [3] Googled the issue and found that, for the past two decades, the U.S. Department of Justice has issued many opinions that fire stations must be fully accessible. Their logic is two-fold: everyone, including disabled people, pay taxes for these buildings. And many people other than firefighters have legitimate reasons to be and work in the firefighters' living quarters. Others have pointed out that the fire chief might be temporarily disabled but still be able to run the department, or a firefighter might be injured and need to hold onto grab bars to shower down after a fire.

"Living quarters" are not "private quarters." They are open to a much larger public.

Given what we learned, my husband called the Attorney General's office last week and asked me to be part of the conversation. The conversation was very enlightening:

In 2010 the U.S. Department of Justice updated the Americans with Disability Act, issuing new rules. Among other things, these rules required all public buildings to be fully accessible.

During the two years before enforcement began, the Illinois Attorney General's office undertook to educate the building trades, professional firms including architects, and others involved in new construction of public buildings regarding the new standards.

However, the AG's office told us, Carbondale is not the only community that is finding that their building designs don't conform to the 2010 ADA standards. Several other public buildings designed by several different architectural firms - including the new aquatic center in Mt. Vernon - have also had to make expensive revisions to their buildings and have encountered long delays.

The AG's office stressed that the architectural and construction firms are working closely

with her office to correct the problems. A number of the problems are relatively minor – grab bars in bathrooms, adjusting door hardware, lowering the height of signs, and so forth. But I gather that meeting some of the ADA requirements may require more extensive modifications to the building.

We hope the building will open sooner rather than later, but it may take some time for all the approvals to be obtained and work to be completed.

Carbondale pioneered independent living for disabled people back in the 1950s. This tradition has been sustained by the many resources here for people with many types of disabilities. Despite the delays and frustrations, we should be glad that our residents' rights are being protected by the Illinois Attorney General's office.

Downtown Master Plan

The [4] Downtown Master Plan Advisory Committee has been established and charged with steering the planning process. We need, however, greater definition of what Council wishes the Plan – and therefore the Committee – to accomplish.

City Manager Kevin Baity told the Chamber of Commerce that the "Downtown Design Plan ... will cover transportation, recreation and entertainment, sidewalk patios, streetlights and streetscaping. A large component will be a new train station."

There seems to be a communication gap between the City Manager and Council: Council authorized a *plan*, of which a design is the last step.

A plan must define the Downtown and create a vision for it:

Do we have one Downtown or, as the Main Street Self-Assessment stated, two – the original downtown to the north that served the Carbondale's and region's residents, and the newer, university-oriented "strip" to the south?

Is the Downtown to be primarily a destination for visitors to Carbondale? Is it aimed primarily at SIU's undergraduate students? Should we see its most important role as an incubator and home for knowledge-based businesses and jobs? Do we want it to be the "heart of the city" that defines who we are as a community?

These – and other imaginable visions of the downtown – are not necessarily incompatible, but they do set different priorities and challenges.

In short, before we, as a community, design the Downtown we must establish what we want the Downtown to be 5, 10, 20 years from now.

Then we have to set goals that will accomplish that vision.

Only then can the Committee take up the details of specific traffic, parking, and streetscape designs; regulatory and administrative changes; business recruitment strategies; and so forth.

And only the people who live, work, and have their lives invested here can define that vision and set those goals.

It's been 4 years since the [5] Comprehensive Plan was created. The 2009 public meetings and Advisory Committee made it clear that restoring our residential neighborhoods and revitalizing the Downtown were the City's two top priorities.

Little has been done by the City regarding neighborhood restoration. But Council's commitment to creating a Downtown Master Plan is a good first step toward a comprehensive vision for Downtown revitalization.

I went through the Comprehensive Plan and pulled together all sections that addressed the Downtown. A .pdf of that extract is [6] available here . The entire plan is available on the City website.

In 2012 the Carbondale Business Development Corporation contracted with Champaign-based One Main Development to do an initial assessment for Downtown Revitalization. That report is [7] available here .

Hunting

Council discussed bow hunting for white-tailed deer on the City-owned portions of Cedar Lake at our last Council meeting. This Tuesday, we will take up an [8] ordinance that would allow hunting .

At our last meeting, IDNR staff spoke eloquently about the problems that deer over-population is causing. We all know about the dangers to drivers and the damage to landscaping, home gardens, orchards and other crops.

But we may be less aware of the danger to our water supply. IDNR staff told us that deer have eaten almost all the understory plants. This opens the ground to erosion, with consequent decrease in water quality. Increased sedimentation also shortens the lifespan of Cedar Lake.

As the minutes show, at our last meeting we requested that Director of Public Works, Sean Henry, provide an estimate of the number of deer in the area and a detailed map of all the private properties, trails, and driveways on which to base our decisions. That report was not provided to Council or the public.

While I support reduction of the deer population, we need these data to make responsible decisions that will affect everyone living around those portions of the lake.

In addition to the proposed ordinance, staff will establish several "vegetation monitoring" areas to discern the long-term effects of deer-herd reduction on the ground cover.

Protecting our Water and Sewer System

You may recall then-Mayor Brad [9] Cole's 2009 proposal that the City sell its water and sewer system in order to deal with budget shortfalls. Hundreds of residents sprang into action to oppose such a sale.

The League of Women Voters undertook a [10] detailed study of the system and devel-

oped a detailed set of recommendations. They found that privatization of water and sewer systems almost always leads to far higher rates and considerably poorer service. They also noted that our very high water quality makes Carbondale attractive to those of us who use it.

Council has acted on their recommendation that the water and sewer system must pay for itself; after a [11] rate study , in 2011 it [12] authorized rate increases to reinvest in the system.

The League also recommended that Council pass a [13] procedural ordinance that would assure that the public is fully informed in the event that a future Council should seek to sell or otherwise outsource the water and sewer system. Specifically, they request that an ordinance include

- A minimum 6-month's public notice through multiple means of any change in ownership or management of the City's water and sewer system.
- Approval by a unanimous vote of the entire council for any change in ownership or management of the City's water and sewer system.
- A "Water Protection Checklist"

They also proposed that a Public Works Commission be created. This Commission would be advisory to the City Council in those areas under the management of the City's Public Works Division. Like the Planning Commission and Liquor Advisory Board, all significant issues – such as altering ownership or management of the water and sewer system – would come before it for its advice to Council.

See the [14] agenda item for the League's full report.

Council will discuss the League's request that Council pass an ordinance to assure ample public notification and input before any change in ownership or management of the water and sewer system occurs. If there is enough support on Council, staff will prepare an ordinance for our approval at a future meeting.

Please let your Council members hear from you!

Local Liquor Control Commission

The [15] Local Liquor Control Commission will meet before the City Council meeting.

Three new businesses are seeking bar licenses. However, the number of bars in Carbondale is capped at 16 and there are 14 bars, leaving only 2 licenses available.

Council could decide to expand the number of bar licenses at a future meeting, or deny one of the applicants. Discussion by the Liquor Advisory Board indicates other options, as well.

No one on the Board could recall how the rule that A (Restaurant) license holders must maintain 51 % of their revenue from food. Some members believed that the restrictions were

warranted. Others argued that the 51 % rule was difficult to enforce. A restaurateur observed that alcohol consumption patterns have changed so even a bona fide restaurant may have more than 51 % of its revenue from liquor sales. At least one member recommended that the cap on bar licenses should be lifted.

Vice-Chairman Mills suggested that the Board find out how other college towns, such as Bloomington-Normal, issue licenses.

It sounds like this issue will return.

Here are the applicants:

Matt Chumbler, doing business as Lucky 13, [16] seeks a license for a new bar in the strip mall at Sweets Drive and S. Reed Station Road. He plans to sell beer and wine only, along with coffee and packaged snacks but the business will be based on video gaming.

Noah's Lounge is [17] seeking a bar license for 104 W. Jackson St., the former site of Premier Lounge.

Nytfire Ventures, LLC, doing business as Underground Barrel Room and Grill at 717 S. University Avenue, the former site of the Chicago Underground on the Island, wishes to [18] reclassify their liquor license from A2 to B2. The A2 license was granted at the Local Liquor Control Commission's June 10 meeting.

The [19] Liquor Advisory Board recommended that the Commission approve all three licenses.

Additionally, S & B's Burger Joint (formerly Garfield's at University Mall) wants to have a [20] beer garden/outdoor café near their entrance that faces the parking lot. Both Planning Services and the Liquor Advisory Board recommend approval.

1. <http://www.ci.carbondale.il.us/node/127>
2. <http://explorecarbondale.com/node/127>
3. <http://www.thebuildingcodeforum.com/forum/accessibility/7676-fire-stations-ada-print.html>
4. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/071514/Item%206.3%20Downtown%20M aster%20Plan%20Discussion.pdf>
5. <http://explorecarbondale.com/node/357>
6. <http://www.adamscarbondale.org/wp-content/uploads/2014/07/Downtown-in-Comprehensive-Plan.pdf>
7. <http://www.adamscarbondale.org/wp-content/uploads/2014/07/One-Main-Report-Carbondale-080812.pdf>
8. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/071514/Item%206.1%20Code%20Chang es%20for%20Hunting%20on%20Cedar%20Lake%20Property.pdf>
9. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2009%20agendas/121509/December%201%202009%20r egular.pdf>
10. <http://www.adamscarbondale.org/league-of-women-voters-keep-our-water>
11. <http://explorecarbondale.com/node/55>
12. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2011-agenda/101811/Item%205.2%20-%20Ordinance %20amending%20water%20and%20sewer%20rates.pdf>
13. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/071514/Item%206.2%20League%20of% 20Women%20Voters.pdf>
14. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/071514/Item%206.2%20League%20of% 20Women%20Voters.pdf>

20Women%20Voters.pdf

15. <http://explorecarbondale.com/city-council-meeting-27>

16. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/071514/LCItem%204%20B2%20License%20Application%20for%20Lucky%2013.pdf>

17. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/071514/LCItem%205%20B2%20License%20Application%20for%20Noah%27s%20Lounge.pdf>

18. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/071514/LCItem%206%20Reclassify%20License%20for%20Underground%20Barrel%20Room%20and%20Gr>

19. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/071514/LCItem%202%20Approval%20of%20Minutes.pdf>

20. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/071514/LCItem%203%20S%20%26%20B%27s%20Burger%20Joint%20Beer%20garden.pdf>

5.8 August

Anti-Semitism in Carbondale (2014-08-05 09:45)

Blog 5 August 2014

Tuesday, August 5, 7:00 p.m., Civic Center Room 108

Televised on cable Channel 16, [1] streamed on City site

Last week my neighbors, who are Orthodox Jews, came across an [2] anti-Semitic message chalked on the sidewalk in front of a student rental a couple of blocks from their (and my) home. The graffiti equated Jews with Nazis, and Palestinians with Jews in Nazi Germany.

This anonymous message comes in the context of the current conflicts in the Middle East and specifically between Israel and Hamas. It comes amidst an alarming worldwide upsurge of anti-Semitism.

Sam Goldman, a leader of Carbondale's Jewish community, wrote [3] an editorial condemning the graffiti, and The Southern Illinoisan gave the incident [4] a thumbs-down in their editorial column. The [5] police have asked for the public's help in their investigation of the incident.

Carbondale a diverse city

Carbondale is a very diverse town. It is the regional center for members of almost all of the world's religions. We are home to a Sunni Muslim Mosque and Islamic Center, Hindu and Buddhist temples, a Jewish synagogue, many Christian denominations, a Sufi community, and people of other faith traditions.

Carbondale is home to citizens, permanent residents, students, and visitors from nearly

every nation in the world.

Our world is riven with conflicts that trigger violent hostilities between people of different religious and national backgrounds. Unlike most other countries, the U.S. Constitution guarantees free expression without fear of state repression. Peaceful demonstrations and almost all forms of expression - including most disturbing and offensive expressions - are protected under the First Amendment. In fact, last week we witnessed a peaceful, orderly demonstration in Town Square that protested the Israeli intervention in Gaza.

Expression in civil society - our public space - is, however, subject to the coercive power of public opinion. In a community as diverse as Carbondale's, it takes great good will and restraint to make sure that our public space remains one in which all perspectives can be voiced.

It requires respect, or at least tolerance, for opponents' views. And a recognition that we all must share our public space.

We must defend Carbondale's commitment to free expression, vigorous debate, and respectful attitudes among those who disagree.

It is critical for City officials, from the Police Chief to the City Manager to elected officials to make their voices heard when speech moves beyond the bounds of acceptable expression, as it did in the graffiti written last week on a sidewalk in my neighborhood.

I hope the university will address ways that students and others in the University community can express themselves about issues that divide them - ways that enlarge, rather than diminish, the freedoms we cherish.

Those of us with the responsibility to create a welcoming civic environment in Carbondale need to do take that responsibility seriously.

Light Council agenda

The [6] agenda for Tuesday's Council meeting is light, with mostly routine items. Two items appear as general business.

Franchise agreement with [7] Egyptian Electric Coop . Egyptian Electric Coop's agreement with the city to use its right-of-ways is expiring. This agreement is for 10 years, with an optional 10-year extension.

I visited the Tower Grove Farmers Market and the Soulard Market in St. Louis Saturday, and was very impressed by the restoration of St. Louis' historic neighborhoods. I noticed immediately that the power lines had been buried. What a relief to my eyes! And how I wished Carbondale would find the financing to bury its lines.

Amendment to [8] fees and fines . Staff has reviewed the fees the City charges for various services. They recommend a small (\$25) increase in the annual fee for pawnbrokers. And they recommend instituting a graduated fine if licensed private waste haulers do not provide lists of their current and discontinued customers as required, to prevent double-billing of customers.

Minutes of [9] boards and commissions . The Human Relations Commission meetings on May 5 and June 2 contained a number of issues important to the City. The minutes, as well as minutes of the Fire Fighter's Pension Board (January 28 and April 22), Zoning Board of Appeals (May 21), Board of Fire and Police Commissioners (May 6), and Liquor Advisory Board (May 22), are on the Consent Agenda.

Why do people love their community?

What creates the "soul of the community?" The Knight Foundation and Gallup Organization undertook a large, multi-year study in 26 communities to discern [10] what attaches a people to their communities? – Their findings are surprising – or maybe not.

They found that three main qualities attach people to their community: social offerings, such as entertainment venues and places to meet, openness (how welcoming a place is) and the area's aesthetics (its physical beauty and green spaces).

These qualities are strongly linked to local economic growth. Every year (2008-2011), across the 26 communities surveyed, they were consistently more important than the quality of education, basic services, leadership, economy, and safety – though these and other factors are important.

Note that how a community deals with its diversity – how open and welcoming it is – came up second most important in residents' evaluations of how much they valued their communities.

Landlord courtesy water turn-on program

For some years the City has offered knowledgeable landlords the opportunity to get water in their units turned on for no charge, for a 10-day period. Any water usage over 100 gallons will be billed to the landlord. [11] This program is now posted on the City's website.

Downtown Master Plan

Downtown Master Plan Advisory Committee Chairman Jack Langowski tells me that the DAC is preparing a webpage for the City of Carbondale website. It will, he says, "include historical resources that reflect past efforts at downtown development, with many photos that tell stories on their own." He writes, "It is the place to go for the latest information on our activities. We invite readers to copy the [12] city's url to their favorites for frequent and future use. The web page will go live on August 14."

The first meeting is being targeted for August 20 at City hall, commencing at 6:30 p.m.

1. <http://www.ci.carbondale.il.us/node/127>

2. http://thesouthern.com/news/local/communities/carbondale/anti-semitic-image-disturbs-local-family/article_2b5a61e1-13d2-5d7a-9108-7485e0a44f58.html

3. http://thesouthern.com/news/goldman-no-room-for-hate-in-our-community/article_78fc09b0-0787-56aa-b4f4-dfb40f0ccab1.html

4. http://thesouthern.com/news/opinion/thumbs/voice-of-the-southern-thumbs-up-thumbs-down/article_db19e094-9

d9d-5fa5-85a3-69811fb555ff.html

5. http://thesouthern.com/news/local/communities/carbondale/police-looking-for-help-to-identify-creator-of-offensive-graffiti/article_42da88fd-20c6-55c8-a5b4-db4bf
 6. <http://explorecarbondale.com/city-council-meeting-28>
 7. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/080514/Item%206.1%20City%20of%20Carbondale%20and%20EECA%20franchise%20agreement.pdf>
 8. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/080514/Item%206.1%20City%20of%20Carbondale%20and%20EECA%20franchise%20agreement.pdf>
 9. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/080514/Item%205.4%20Approval%20of%20Minutes%20Boards%20Commissions.pdf>
 10. <http://www.soulofthecommunity.org/>
 11. <http://explorecarbondale.com/node/117>
 12. <http://explorecarbondale.com/>
-

Carbondale's Downtown needs your input (2014-08-21 13:54)

Help revitalize Carbondale

The Downtown Master Plan Advisory Committee will hold their first meeting at the Civic Center next Wednesday, August 20, 6:30 p.m.

Their website, [1] <http://downtowncarbondale.com> , went live yesterday. It's rich with information about the project and Carbondale's history.

The area of primary concern is defined by the two Downtown TIF districts.

[2]



Focus of Downtown Master Plan - TIF 1 and TIF 2

Must catch the next wave

The national economy is rebounding after the Great Recession that began in 2008. The 710 development is an indicator of the recovery.



Construction of a residential-commercial development, 700 block S. Illinois Ave.

We must catch the next wave.

Some of the building blocks are in place: TIF incentives for Carbondale's downtown are already generating developments that bring energy to the downtown. And our basic industries - Southern Illinois Healthcare and Southern Illinois University - are engaged in strategic planning and significant expansion within the city.

The Downtown Master Plan will guide the City's improvements in its Downtown. Equally important, the Plan will give potential developers confidence that their investments will be compatible with and gain synergies from future developments.

A plan, however, is only as useful as the City's commitment to implement it.

The last Master Plan, adopted in 1990, stimulated a tremendous improvement in the downtown area. Private business people restored several historic properties that established Town Square as a successful business district. The Civic Center was built to serve as a public space and to house City Hall. The old Railroad Station was restored. The City invested in street improvements, tree-planting, and parking lot development. Carbondale Main Street was established to maintain development efforts.

The 1990 Master Plan came out of sustained planning by Carbondale's citizens and business people. It had broad public support.

This Plan must have equally strong citizen and business involvement.

Put August 20 on your calendar and plan to attend the 18-member Planning Committee's kick-off meeting. The schedule for the rest of the meetings is on the Committee web site.

Go to [4] <http://downtowncarbondale.com> for more information. You'll find the list of committee members, a photo gallery of Downtown, a History of Downtown Carbondale, links to the 1990 Downtown Master Plan, and much more.

Share your ideas with all the Committee members through [5] this email link .

Help lead us through the early decades of this century

1. <http://explorecarbondale.com/downtown-master-plan>
2. http://www.adamscarbondale.org/wp-content/uploads/2014/08/Tif-1-and-2_1.jpg
3. <http://www.adamscarbondale.org/wp-content/uploads/2014/08/710development.jpg>
4. <http://downtowncarbondale.com/>
5. "mailto:downtownplan@ci.carbondale.il.us"

The firing of Police Chief O'Guinn (2014-08-28 11:22)

emailed Tuesday, August 26, 2014

City Council and Local Liquor Control Commission meeting

August 26, 2014

The big news this week has been City Manager Kevin Baity's decision to fire the Police Chief Jody O'Guinn and appoint Jeff Grubbs Interim Chief of Police. I know it's on the minds of many of my readers.

City Manager Baity called Council members just before the press release went out to the public, telling us only what was in the press release. He had consulted with Acting Mayor Don Monty before taking this action.

In the city manager form of government the city manager has the sole authority to hire and fire employees.

However, he also has the responsibility to deal in an ethical and moral way with his employees.

In this case, Police Chief O'Guinn had not had a performance review in 2 1/2 years.

Did the Chief's actions presented imminent danger to the City? Then place him on administrative leave.

Common decency - not to mention good management and the City's own disciplinary procedures - require that a poorly performing employee be given the opportunity to meet management's standards. If the problem is one of differing views of the direction of the department, then the department head should be given the opportunity to find another position.

Mr. O'Guinn may never be able to get a job in his profession again. He deserved better from his superiors.

Whatever the narrow legal, or broader political, justification for the City Manager's actions, this is not the way I want the City to which I've given my heart to treat the people who work for us.

City Council agenda

Council will discuss - but not vote on - two significant issues at [1]Tuesday's City Council meeting.

First, should Council endorse the [2]conversion of the Walnut Street Baptist Church to a 22-unit apartment building with most of the units limited to people with low and moderate incomes?

Second, should Council [3]revise its restaurant classification so that a license holder may serve less than 51 % food?

Walnut Street Church

After 92 years in the heart of Downtown, the Walnut Street Baptist Church [4] is moving west, to a site near Midland Inn. The church building is on Carbondale's [5] Register of Historic Places, and shares its parking lot with the Civic Center.

A St. Louis company, [6] Endswell, wants to [7] develop the property as a 22-unit apartment building to be called the "Downtown Lofts." The redevelopment will be expensive, and they believe that without Illinois Housing Development Authority (IHDA) support they will not be able to undertake the project. Endswell needs a letter of support from the Mayor to be eligible for IHDA support.

The IHDA provides Low Income Housing Tax Credits as well as loans for limited income housing. In this development, I understand that Endswell proposes to keep 2 units market rate; the remaining 22 would be limited income.

The issue is complicated: We are just beginning to develop a Downtown Master Plan, which will provide guidance regarding the kinds of residential development desired in the Downtown. If this project goes through it will - like the 710 development - shape the downtown for the foreseeable future.

Here are the issues I see:

Historic building - It would be a shame to lose another historic structure. But the Church members decided to move in part because necessary renovations were prohibitively expensive. In our current market, capital for major restoration is scarce, and IHDA low-income tax credits and loans may be the only available source of funding.

Parking - The units would require more parking than the Church currently owns (the row of spaces directly east of the church). Large events frequently take place at the Civic Center, for which current parking is already inadequate. How would that issue be resolved?

Zoning - The Primary Business District allows professional offices of various kinds and offices associated with a principle use. The floor plans on [8] the agenda item shows for four offices for tenants in what they characterize as a "live-work" situation. I've heard concerns regarding whether this meets our zoning code.

Low income - Several close-in residents and people who use the Civic Center have expressed deep concern about creating a low-income apartment building in the neighborhood and adjacent to the Civic Center - an area that already has large amounts of relatively low-rent, if largely poorly maintained, housing.

The developers told me their target demographic is people working at SIH and SIU who are income-qualified. Endswell has built several limited income "rent-to-own" homes on Carbondale's Northeast Neighborhood that I believe have been well-managed.

However, this is a relatively high-density development adjacent to the heavily used Civic Center.

If it is well-managed, it could provide housing options for young people seeking affordable quality housing in the downtown area. However, if it is badly managed, it could blight the heart of the city.

Even if Endswell is able to recruit the kind of tenants they envision, there is no guarantee that they will own or manage the property for the 15 years during which they must provide limited income housing. Their business could fail or be sold to another company that was uninterested in maintaining a high quality property.

Much as I want to see the Walnut Street Baptist Church building restored, I do not think it is wise to encourage the development of limited-income housing directly adjacent to, and sharing a parking lot with, the Civic Center.

Please let your City Council members hear from you regarding this development.

Restaurant license

On [9]July 15, the Local Liquor Control Commission was faced with three applicants for only 2 bar licenses. One applicant wanted to open a video-gaming parlor on Sweet's Drive with limited food and drinks; one was a restaurant on the Island that was concerned about meeting the 51 % minimum food sales, and one was a bona fide bar, replacing Premier Lounge on West Jackson St.

We asked the Liquor Advisory Board to advise us on the 51 % minimum food sales, creating a new video-gaming license, and whether to change or lift the cap on bars. We take up restaurants at this week's meeting.

A restaurant license differs from a bar in allowing entry by people of any age (bars can't allow anyone under 19 through the door), and by having 51 % of their sales in food.

At Local Liquor Control Commission's July 15 meeting, the owner of Underground Barrel Room and Grill, opening in the Chicago Underground space on the Island, withdrew his application for a bar license, pending a potential amendment to the City liquor code.

The Liquor Advisory Board discussed the issue at their [10]August 7 meeting. They had a spreadsheet (attached to [11]this agenda item) that surveyed other university communities in Illinois regarding their restaurant liquor regulations and fees.

The spreadsheet shows that 6 of the 10 cities surveyed did not require a minimum percentage of food sales to acquire a restaurant license; however, all had restrictive definitions that distinguished a bona fide restaurant from a bar.

The Liquor Advisory Board recommended that the City model its code on Champaign, which requires 40 % of all sales to be food. This would recognize the change in dining patterns in which many customers pay more for wines and mixed drinks than for their full dinner, and in which a bona fide restaurant might include an auxiliary bar.

Because of administrative difficulties in determining percentage food sales, I tend to favor not setting a fixed percentage of food sales. I think that an administratively simpler method would define "restaurant" clearly. As one Liquor Advisory Board member observed,

Evanston's definition seemed airtight. It reads:

Any public place kept, used, maintained, advertised and held out to the public as a place where meals are served, which offers patrons complete meals, including dinner and/or luncheon menu at which the service of alcoholic beverages is incidental and complementary to the service of such meals. Limited food service such as provided by lounges, luncheonettes, diners, drive-ins, etc., does not satisfy the requirements of this definition.

Please let your City Council members hear from you regarding this issue.

Other agenda items

The [12]Minutes of Boards, Commissions and Committees includes lengthy – and interesting – minutes from the Human Relations Commission meetings of July 7 and July 31, the Liquor Advisory Board meeting of June 26, the Foreign Fire Insurance Board meeting of June 12, the Library Board of Trustees of June 11 and July 9, and the Sustainability Commission meetings of May 15 and June 19.

The Sustainability Commission has its own [13]web page on the City website, so you can keep up with it's activities there. I note there are vacancies: one community member, one CCHS student, and one SIU student. If you are interested, please contact [14]Acting Mayor Monty.

1. <http://explorecarbondale.com/city-council-meeting-29>
2. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/082614/Item%206.2%20IHDA%20app%20for%20loft%20Housing.pdf>
3. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/082614/Item%206.4%20Review%20and%20Recommendations%20for%20Class%20A%20liquor%20license>
4. http://thesouthern.com/news/church-breaks-ground-on-new-beginning/article_7523cb9a-7e85-5f42-826b-27a8c8d0961c.html
5. <http://explorecarbondale.com/pdf/carbondaleregister.pdf>
6. <http://ends-well.com/>
7. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/082614/Item%206.2%20IHDA%20app%20for%20loft%20Housing.pdf>
8. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/082614/Item%206.2%20IHDA%20app%20for%20loft%20Housing.pdf>
9. http://cityofcarbondale.granicus.com/GeneratedAgendaViewer.php?view_id=2&clip_id=142
10. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/082614/Item%206.4%20Review%20and%20Recommendations%20for%20Class%20A%20liquor%20license>
11. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/082614/Item%206.4%20Review%20and%20Recommendations%20for%20Class%20A%20liquor%20license>
12. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/082614/Item%205.4%20Minutes%20of%20Boards%20and%20Comm.pdf>
13. <http://explorecarbondale.com/green-carbondale>
14. <mailto:dmonty@ci.carbondale.il.us>

5.9 September

Carbondale's past - our guide to the future (2014-09-02 13:30)

I was thrilled to see the August 20 Downtown Master Plan Advisory Committee (DAC) meeting open to an overflow crowd.

The Committee is charged with informing City Council with ways to revitalize our Downtown.

This Wednesday, September 3, the committee will again meet to discuss "Downtown Traffic and Other Transportation Modes." The meeting will be at the Old Train Depot, Illinois and Monroe, 6:30 p.m. If the crowd is large, the meeting will move to the Civic Center.

Come at 6:00 p.m. to meet the members of the DAC and talk informally with them.

See the [1]agenda for links to relevant documents.

During the public comments I was struck by the words of one gentleman: "We need to brand ourselves," he said. "We need to define who we are and how we want the world to see us."

Visionary founders

Coal, railroad, and education

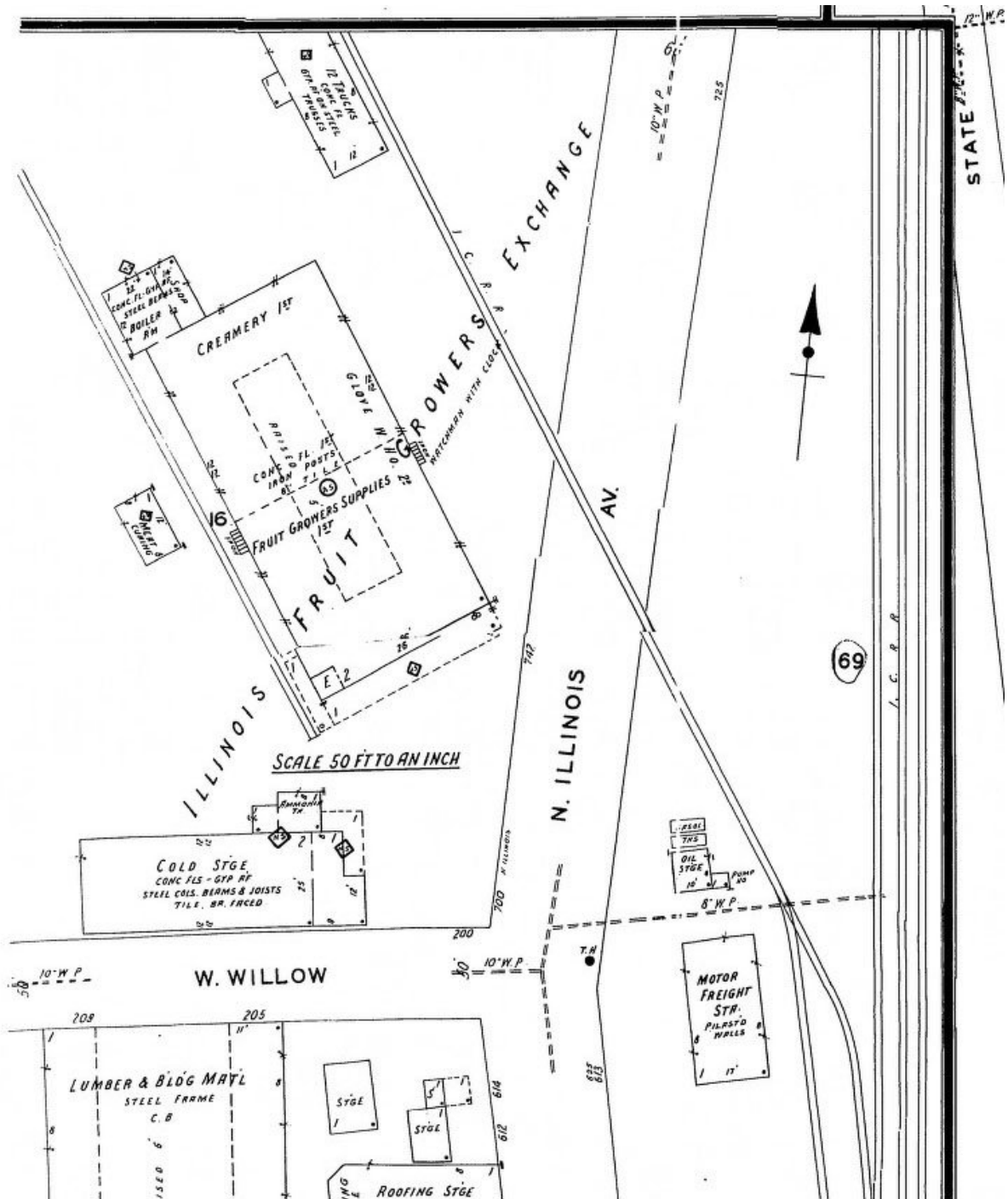
When Daniel Brush and his friends established the city in 1852, they branded it by its name – Carbondale. It took visionaries to understand that coal would be a vital part of the future, and that Southern Illinois would rise (and fall) on coal.

And it took visionaries to understand that the soon-to-be-built Illinois Central Railroad (ICRR) would create the path into their prosperous future.

As it turned out, Carbondale itself had little coal, but all around the city coal drew tens of thousands of people to the region. It provided wealth to the Brush family, who opened mines in nearby Williamson County, and many other local entrepreneurs.

In the early years of the 20th century the coal mine owners formed the political leadership of the region. The coal miners' struggle for security and improved livelihoods created much of the region's political culture. **Transportation** Railroads, especially the Illinois Central, opened the nation's interior spaces. Murphysboro, the Jackson County seat of government, was established on the banks of the Big Muddy River, which allowed access to the distant port of New Orleans. But Brush and his partners envisioned the possibilities opened by the railroad. In addition to transporting the region's "black diamonds," the railroad encouraged the development of horticulture and fruit orchards, which were sold on the Chicago and St. Louis markets. These products dominated the agricultural economy from Carbondale south through Union County. The old CCHS grounds were once an orchard, and from here south through Boskydell, Makanda, Cobden, and Anna orchards flourished. In the 1940s, fruitgrowers built a storage and shipping facility near the current Prairie Farms building at North Illinois and Willow.

[2]



Fruitgrowers Exchange. 1946 Sanborn Insurance Map

Carbondale was a major hub on the ICRR, with division headquarters located here. Mary Rae McPherson [3] writes , "In addition to the mainline, there were at one time lines heading south-east to Paducah, east to the coal fields, southwest to Thebes and northwest to St. Louis. Being a junction town, Carbondale had a complete engine servicing facility with a roundhouse, turntable, coal, water and sanding towers."

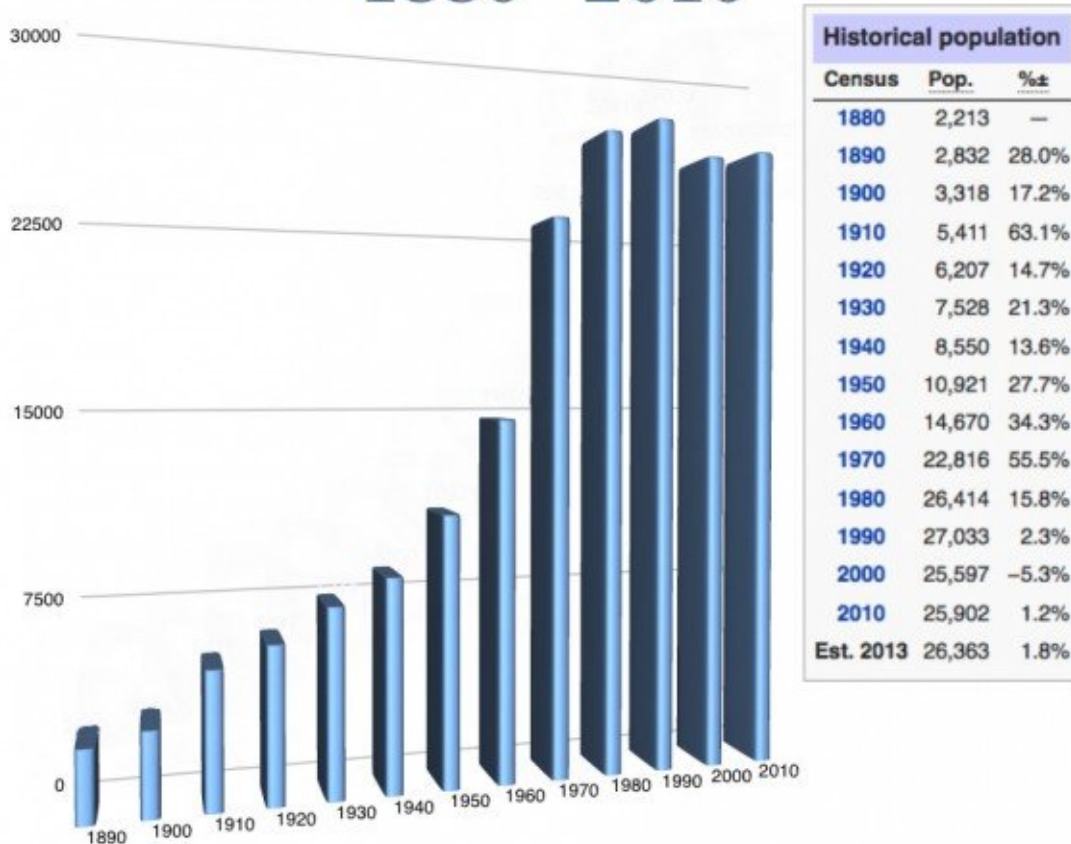
[4]



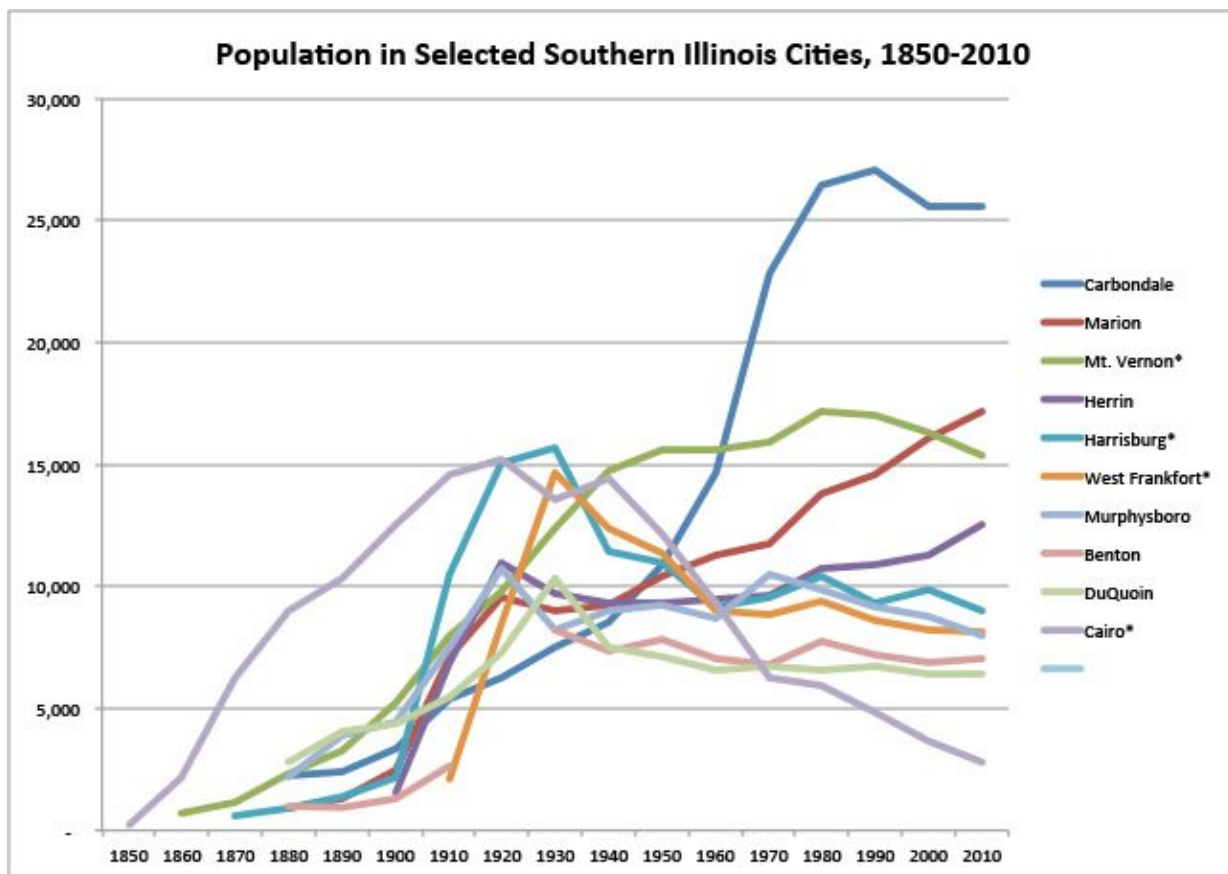
Main Street looking west from Washington St.

The railroad also provided employment for a large number of the town's residents, from lawyers, bankers, and managers who supported the ICRR's operations to laborers laying rails, and all classes in between. See Jeff Dougherty's [5] historical overview for more information. In the 'teens, when automobiles began to compete with horse-drawn buggies for transportation, Carbondale was the center of the "good roads" movement in Southern Illinois. With other towns along the ICRR, it promoted the construction of the first state "hard road." In the early 1920s Governor Len Small "got Illinois out of the mud", building the first paved north-south highway along the community-improved route called the Egyptian Trail- now called U.S. 51. **Education** It also took visionaries to establish a college in the town. Authorized by the [6] Presbyterian Synod in 1856, Carbondale College opened in 1858. When the Presbyterians could no longer support it, the Christian Church (Disciples of Christ) took it over. Carbondale's founders, like those of most towns along the ICRR, were early members of the Republican Party. In 1869, with the North victorious in the Civil War, Illinois launched a spate of internal improvements. Carbondale's loyalty - and its founding commitment to education - was rewarded by the establishment of Southern Illinois Normal College in Carbondale. In the 19th century, the Normal school made Carbondale the educational center for families from throughout Southern Illinois whose children sought an education beyond the first 8 grades. Carbondale was also at the forefront of [7] African American education, establishing the first African American school in 1857, and Attucks High School in 1920. [8]

Carbondale Population 1880 - 2010



Mid-century visionaries Education and medicine Nearly a century after Carbondale's founding, the town faced a region in decline. The following chart shows the consequences of the reworking of the post-WWII economy: Coal production and agriculture automated and labor intensive garment factories went overseas. The region's population fell precipitously. Only a few towns managed to grow during the post-WWII period.



- Identified as “Principle cities and villages from earliest census to 1930” in 1930 Census of Population

But a few visionary leaders turned the City in a new direction and cemented its place as the home of an internationally renowned university and regional medical center. In 1948, the SIU Board of Trustees, led by Dr. Leo Brown, a Carbondale radiologist, selected the [10] now-legendary Delyte W. Morris to lead the university. Over the next two decades Morris, with support from the Board of Trustees and the Illinois Legislature, would transform SIU from a 3000-student teachers college into an educational powerhouse that invented programs that were taken up by the likes of Harvard University and University of California Berkeley. Dr. Leo Brown, with his father-in-law Dr. J.W. Barrow and partners Dr. John Lewis and Dr. John Taylor, established [11] Carbondale as a regional medical center , as well. They built the Carbondale Clinic (now Center for Medical Arts), formed the Southern Illinois Hospital Corporation (SIH), purchased Herrin Hospital and Carbondale’s Holden Hospital, and built Doctors Hospital (now Memorial Hospital). As it happens, my husband and I live in the house the Barrows built as their retirement home, and to which the Browns also retired. I have developed a personal tie to this history. I also grew up with SIU as Morris’ vision and the university’s growth transformed the region and Carbondale. **The modern era** By the late 1960s freeways were displacing railroads and the old 2-lane highways as primary transportation routes. Despite real estate developments on Carbondale’s west side and plans to link Murphysboro and Carbondale (hence [12] Murdale shopping center), a new generation of leaders promoted the development of what is now University Mall on Carbondale’s east side. Over the next four decades, businesses and schools in the city’s core closed and were replaced by developments on the east side. Rural subdivisions grew outside the city’s boundaries as the City rezoned once prosperous residential neighborhoods to R-2 and R-3. They encouraged building apartments for the growing

student population, and allowed once comfortable homes to be converted to rooming houses. In the 1970s, a great deal of the City's attention focused on addressing its history of racial segregation. It worked with Federal Great Society programs to rebuild the northeast side with a modern sewer and water system, good streets, improved housing, and new, racially integrated, schools. Energized by the profound cultural shifts of the period, women created the Women's Center and other social service and cultural businesses that relied on state and federal grants. **21st century visionaries?** The beginning of the 21st century found the city – and the university – in decline. The railroad restructured the 19th century American landscape, and freeways reconfigured that landscape in the mid-20th century. But, unlike most rural communities, Carbondale prospered because the post-WWII economy needed an increasingly educated work force. The then-prosperous federal government had vast resources to build a massive, never-before-imagined public university system, open to almost everyone. And it underwrote a massive expansion of hospital services into rural regions. Carbondale's leaders seized that opportunity, and the town grew phenomenally. **Digital revolution** We are in the midst of the digital revolution. Digital technologies and the internet are reworking every institution in our world. The fiberoptic network is similar to the railroads and the freeways that signaled massive the technological, organizational, and cultural transformations. Carbondale can either rise to the challenge the digital age presents or, like so much of rural America, slide into a sustained decline. **We are well-positioned to meet this challenge.** The digital age builds on high levels of education – and thanks to SIU, Carbondale is among the top 4 percent of cities in the United States in its residents' educational attainment. Medicine and education are key areas being transformed by digital technologies and the internet. Thanks to SIU and SIH, Carbondale has two very high-speed fiberoptic networks, operated by Frontier and Clearwave. These providers bring up to one gigabit internet to many locations within the city. The City's production in the 20th century relied on federal and state governments that underwrote rapidly expanding public institutions. These institutions brought an unprecedented quality of life, with well-maintained forests, lakes, and levees; high quality education from pre-K through post-graduate; unsurpassed medical care; legal protections for racial, religious, and other minorities; and a robust safety net for people with special needs. That massive expansion has reached its limits. We must now turn elsewhere to build our wealth and find our prosperity and well-being. Our future, I believe, lies in our highly educated population and our ability to seize the opportunities offered by the digital age. I'll write more on this from time to time. But one thing is clear: Carbondale must offer its residents an attractive, vibrant environment in which they can imagine and create their opportunities. We must use every tool of government available to make this town one they wish to live in. We must make it so welcoming that a significant number of CCHS and SIU graduates find and invest their capital and their lives in this place. Carbondale must be a place that newcomers fall in love with. This is the challenge before our entire community: To unlock the wealth of our people and our institutions so we may succeed in this new era.

1. <http://explorecarbondale.com/focus-area-two-downtown-plan>
2. <http://www.adamscarbondale.org/wp-content/uploads/2014/09/1929-1946SanbornFruitGrowersExchangeCrp.jpg>
3. <http://alongtherails.wordpress.com/2009/06/17/fading-remnants/>
4. <http://www.adamscarbondale.org/wp-content/uploads/2014/09/Main-st-w-from-s-washington.jpg>
5. <http://explorecarbondale.com/recollections-rail-history>
6. <http://www.memoriallibrary.com/IL/South/History/thirty-three/>
7. <http://www.illinoisshglorydays.com/id396.html>
8. <http://www.adamscarbondale.org/wp-content/uploads/2014/09/pop-chart-1880-2010-e1409677906353.jpg>
9. <http://www.adamscarbondale.org/wp-content/uploads/2014/09/pop-chart-SI-1850-2010-by-2010-size.jpg>
10. <http://archives.dailyegyptian.com/imported-20111018203521/1998/10/18/his-legacy-lives-on.html>

11. <http://www.sih.net/about/history-sih/>

12. <https://www.enjoyillinois.com/thingstodo/details/8957>

Getting into the weeds (2014-09-11 11:33)

Tuesday, September 9, 7:00 p.m., Civic Center Room 108

Televised on cable Channel 16, [1] streamed on City site

Tuesday's City Council meeting has a relatively short [2] agenda, but there are some significant items on it.

Micro-regulation

This July a first-time homeowner was ticketed for refusing to mow his carefully tended stand of white clover. He had planted the clover to act as "green manure" for his compacted front yard while furnishing nectar for honeybees and, he thought, pleasing flowers for his neighbors.

I heard from a good number of people outraged that the City would ticket him for what they saw as a desirable planting. I, and I gather other Council members, communicated these concerns to the City Manager.

I thought that the City code required lawns to be mowed to less than 8 inches. It wasn't until I read the ordinance quoted in this week's [3] agenda item that I saw it referred only to "grasses" and "weeds".

By any dictionary definition and common usage, a carefully-tended planting is not a "weed." Nor is clover a "grass." I'm perplexed why City staff interpreted our code so expansively.

Now staff are bringing forward a series of issues to be discussed by Council, including whether there should be: a registration process for properties using "alternative grasses and ground covers", an approved list of alternative grasses and ground covers, and a recommendation that "the native garden [sic] should be maintained free of weeds and other noxious growths."

They suggest a 2 1/5 foot limit to plantings on the right-of-way. Such a provision would make the two lovely gardens down the block from me illegal, as well as a garden I maintain in front of one of our rental properties that was featured in a *Wall Street Journal* article on "hellstrips".

They also wish to be advised whether regulations should be restricted to owner-occupied and/or rental properties.

Staff do not provide any rationale for seeking this discussion, other than that some Council

members have raised some of these concerns. Nor do they provide any information about how other communities have dealt with similar issues.

Rather than tangle us up in regulatory red tape, I think the solution is very simple: Define “weed” in our ordinances.

This won’t resolve every possible challenge to our code, but it will deal neatly with the issue that was brought to Council’s attention.

[NOTE: Mayor Monty summarized Council sentiment that our weed, grass, and landscaping codes, which were developed decades ago, need to be re-examined to determine necessary revisions to correspond to current standards. He urged staff to look at codes in other creative communities.]

Property tax reductions

Over the past few years a number of commercial properties in Carbondale have sought a [4] reduction of the valuation of their properties by the County Tax Assessor. These reductions shifted the tax burden onto all other property owners within Carbondale’s taxing districts.

In 2013, faced with [5] eight appeals, Carbondale’s major taxing bodies – High School District #165, Elementary School District #95, the Park District, the Public Library District, the Southern Illinois Airport Authority, the Road and Bridge District, and the Township, and the City, banded together to contest these reassessments.

This year three property owners are appealing to the State Property Tax Appeal Board (PTAB) to overturn Jackson County’s property valuations. These include Gelco Management and Developers, who own the former Blyer football field on W. Main and Oakland Ave.; the east side Walgreens; and Loretta Cooley’s Wedgewood Apartments at 1001 E. Park Street.

Item 6.1 is a [6] resolution authorizing the City to act on these appeals.

Police Record Management System

In 2010 the Jackson County Sheriff’s Department, the SIU Police Department, and Carbondale Police Department contracted with a provider to replace their current record management system (RMS) software. The Sheriff’s Department is continuing with that provider, but the vendor has been unable to meet SIU’s or Carbondale’s requirements for enhancements to the original software.

Item 6.2 is a [7] resolution authorizing the City Manager to execute a contract with [8]Information Technologies, Inc. (ITI) for their RMS software. The firm is based in St. Louis.

I asked the City Manager for clarification of several points that were not covered in the contract:

Our current software does not allow the Department to generate reports that have been desired by the Human Relations Commission. I queried staff concerning ITI’s capabilities and was told that it’s SQL based data base is similar to our current RMS. However, it’s unclear at this point whether ITI’s software has enough fields to enter more data categories than that of

our current RMS.

I've been assured that ITI's software will allow us to link seamlessly (after establishing the initial connection) with the City's [9] Crime Mapping service , The posting of significant crimes on the Department's [10] subscription email/news list is done internally and will not be affected by a switch to a new system.

I queried staff regarding the system redundancy and backups. ITI, I was told, have two separate and redundant data centers and they follow industry standards for both and for off-site backup of our data. That is an improvement over our current system.

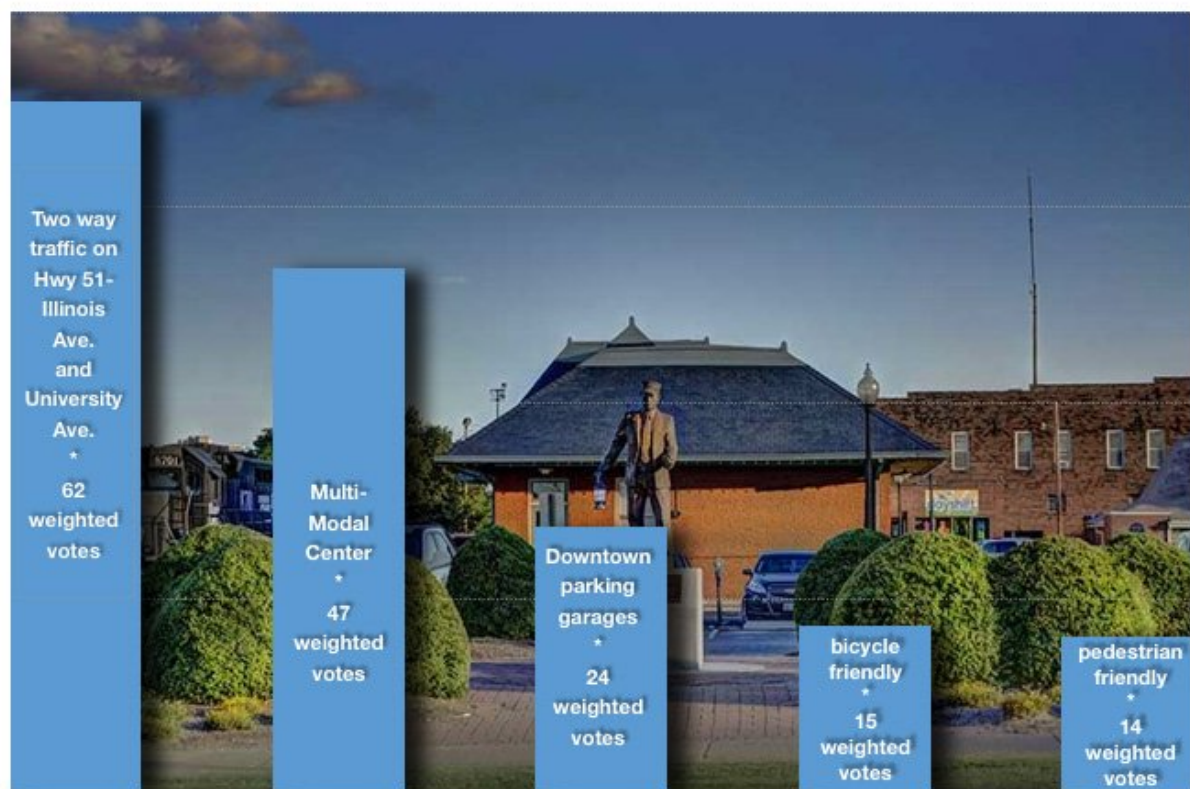
While a more expensive system might offer greater reporting and other flexibility, this provider appears to be reputable, reliable, and able to provide at least the same services we currently have.

Downtown Master Planning continues

Last Wednesday's (Sept. 3) the Downtown Master Plan Advisory Committee met to a standing room only crowd, abuzz with excitement. Members of the public offered many suggestions for the night's topic, transportation. Here's a quick preview:

[11]

TOP FIVE CHOICES ON TRANSPORTATION ISSUES



There were 32 suggestions gathered during the Transportation discussion. At the end of the evening, the members of the Downtown Advisory Committee voted on their top five choices. This chart indicates the weighted vote with the number 1 choice given five points, number 2 is four points and so on.

The minutes for the first meeting (August 20) are [12] posted . The [13] next meeting concerns business development and will be held at the Dunn Richmond Center Wednesday, Sept. 17, 6:30 p.m.

mailed on Monday, Sept. 8, 2014. Posted to blog Thursday, Sept. 11, 2014

1. <http://www.ci.carbondale.il.us/node/127>
2. <http://explorecarbondale.com/city-council-meeting-30>
3. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/090914/Item%206.3%20Allow%20alt%20grasses%20and%20ground%20cover.pdf>
4. http://thesouthern.com/news/local/businesses-look-for-property-tax-reductions/article_b60b26d4-6294-11e1-b6c5-001871e3ce6c.html
5. http://thesouthern.com/news/local/board-of-review-lowers-business-property-values/article_2019db24-b119-11e1-91e3-001a4bcf887a.html
6. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/090914/Item%206.1%20Resolution%20Auth%20Filing%20request%20Property%20Tax%20Appeals.pdf>
7. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/090914/Item%206.2%20Contract%20with%20info%20tech%20police%20records.pdf>
8. <http://www.itiusa.com/>
9. <http://carbondalepolice.com/node/395>
10. <http://carbondalepolice.com/>
11. <http://www.adamscarbondale.org/wp-content/uploads/2014/09/Transport-result-chart.jpg>
12. <http://explorecarbondale.com/sites/default/files/images/downtown/August%2020%202014%20DAC%20Minutes.pdf>
13. <http://explorecarbondale.com/downtown-advisory-committee-agendas-and-archived-minutes>

What Carbondale wants to see Downtown. (2014-09-14 20:14)

These are the tabulated results of the first and second meetings of the Downtown Master Plan Advisory Committee (DAC). Approximately 200 people attended the first meeting; about 100 attended the second. They were lively, with many ideas put forth.

At the second meeting, which addressed transportation issues, the members of the DAC ranked their top five choices from the 32 suggestions offered by the public and by members of the committee. I have consolidated the categories, for example, placing all parking issues in one category and "complete streets" suggestions together, so the importance of those, and other, issues could be more visible.

Suggestions from Transportation Meeting

Consolidated categories
Number of votes
Weighted vote

Convert Illinois and University to 2-way

Create Business Rte 51 & Univ. Hwy 51, make each 2-way
14
62

Issues with vehicles moving through town

Incorporate roundabouts into the traffic flow

Parking
19
51

Downtown Parking Garage
8

Accessible parking plan
4

Night/Day differences for parking
1

Eliminate parking meters
5

Overnight parking lots for inebriated patrons
1

Find places for employee parking

Parking on both sides of Illinois Ave.

"Complete Streets"
21
48

Adopt Complete Streets resolution
3

Bicycle Friendly Community
5

Create bike share program
2

Pedestrian Friendly Streets
7

Pedestrian crossways, particularly in front of SIU

Open access to all
4

Multi-modal transportation center
13
47

Amenities

8

20

Change city codes to allow for sidewalk cafes

3

Clean up downtown area

2

Expand & fix sidewalks/Remove power lines

2

Need for high-speed access in Carbondale

1

Public safety

3

10

Increased law enforcement in downtown

2

Address unattractive & dangerous areas

1

Establish guiding principles for Downtown Master Plan

2

8

Decrease carbon footprint

3

5

Zero Carbondale Initiative

1

Car sharing alternatives

1

Implement an Uber system

1

Create infrastructure for electric vehicles

Rebranding Saluke Express to Saluki-Carbondale Express

Address storm water drainage

1

2

Implications with fracking & transportation needs

Improve access to the NE side of town

Desires for Downtown from the first meeting:

Major themes regarding Downtown

Create city “brand” – define who we are

Create a Downtown that reflects Carbondale’s unique qualities

Incorporate Carbondale values – social justice, environmental sustainability

Focus on the area’s culture

Make Downtown Carbondale’s economic engine

Improve local economy

Support a creative economy

Support young business owners

Encourage young professional SIU graduates to stay

Promote walking and riding bikes, restrict street parking – create a walkable Downtown

Create recreational opportunities, including children’s playground

Create new resources for community projects

Get SIU involved to support the town.

Specific improvements

Bury power lines

Add trees and outside café seating – enhance life on the street

Eliminate parking

Keep parking

Address signage

Add foot patrol officers to Downtown

Convert Town Square parking lot to park area, move parking to periphery of Square

Bike hostel in Downtown – Carbondale is on the trans-America bike trail

Host professional street fair (tents, fencing, etc.)

Keep building size proportional to walkable community

Include edible greens in streetscaping

Be open to non-historical building facades south of IL 13

Doing business in Carbondale | Jane Adams for Carbondale (2014-09-15 21:45:44)

[...] expressed a wide range of ideas about how to improve and revitalize the Downtown (see the list in yesterday's blog). Several people observed that we need to define who we are as a city, as well as defining what the [...]

Doing business in Carbondale (2014-09-15 21:45)

Meeting of the Downtown Master Plan Advisory Committee

Wednesday, September 17, 6:30 p.m.,

Dunn-Richmond Center on Pleasant Hill Road

This week the Downtown Master Plan Advisory Committee (DAC) will discuss business development. Don't think you have to be a business person to contribute to this discussion.

These are "blue sky" sessions.

You may own a business. Or you rely on businesses in this town for all kinds of services. One way or another, you are an expert. And you may have good ideas about where the economy is going and what kinds of developments make sense in a small but highly educated university and medical community like ours.

What is your vision for the Downtown?

Who do you envision living, working, and doing business in the Downtown?

Would you like to see apartments with [1] gigabit access filled with graduate and medical students located above bistros and sidewalk cafes, with gardens on their roofs? High tech start-ups tucked away in low rent properties? Boutiques selling locally made clothing, jewelry, and crafts? Brew pubs and restaurants featuring local foods?

Do you see the Downtown drawing people from our neighboring towns when they come to visit the hospital or attend events at SIU?

Should our businesses showcase Carbondale through museums, cultural spaces, etc. to wow prospective students and their families?

Where do you envision the economy of the next decades blossoming?

What can businesses in Carbondale create in that economy – especially businesses that would locate in our Downtown?

What does it mean that we're the gateway to the Shawnee Hills Wine Trail, and the parks and forests of this region?

We have a large and growing music scene. What business opportunities can you imagine?

This region has long been known for its fruits and vegetables and meats. What about incubating local food processing enterprises? Preserves, sauces, charcuterie...

SIU has a strong program fostering entrepreneurship, and an active business incubator at the Dunn-Richmond Center. What kinds of start-ups would you recommend?

What kinds of businesses would *you* want to see?

And what barriers can the City remove to help spur these businesses?

Come and make your voice heard!

If you can't attend, you can email the entire Committee through [2] [this link](#) .

Where we've been

At the [3] first meeting some 200 participants and committee members expressed a wide range of ideas about how to improve and revitalize the Downtown (see the list in [4] yesterday's blog). Several people observed that we need to define who we are as a city, as well as defining what the Downtown should be.

As several participants noted, this definition will require clarifying our common values and common culture. It will also require a deeper understanding of who lives in Carbondale, what communities the City serves, and the role of SIU and SIH within the city.

This is a big discussion that undoubtedly will be addressed in one form or another at ev-

ery DAC meeting.

Major themes emerged: The economic impact of the Downtown is important. People noted the presence of large numbers of SIU graduates, professionals, and young entrepreneurs. They noted the contribution a revitalized downtown can make to the economy and social life of the town and region as a whole.

Widely held values of environmental sustainability and the desire for an attractive, safe, walkable and bikeable community came to the fore, as did conflicting perceptions regarding the importance of parking.

One of the most electrifying reports came from City Manager Kevin Baity, who informed the attendees and the Committee that it might be possible to convert University and Illinois Avenues back to two-way streets, and to divert through traffic onto University.

Focus: Transportation

The [5] second meeting of the DAC, held September 3 at the Design Center in the Old Train Depot, focused on “Downtown Traffic and Other Transportation Modes”. The standing-room-only crowd heard four brief presentations:

Carbondale’s Economic Development Coordinator, Gary Williams, presented a PowerPoint of on-going projects, particularly the possibility for a multi-modal center to replace the current much-too-small train station.

Kris Sachel reported on an extensive [6] sidewalk and bicycle study done for the Southern Illinois Metropolitan Planning Organization (SIMPO), (see also the entire [7] SIMPO Transportation and Safety Report)

Nathan Columbo spoke about the flow of traffic in the downtown area.

Meghan Cole, Main Street Executive Director, then addressed the issue of parking in a very informative [8] PowerPoint . She introduced the concept of [9] “Complete Streets” – the idea that streets “ought to be for everyone, whether young or old, motorist or bicyclist, walker or wheelchair user, bus rider or shop keeper.” You will see on the [10] tabulation of suggestions , I’ve lumped a number of suggestions under this heading.

I was most taken by the map she showed of the areas of public and private parking, particularly in the area between the railroad tracks and University Avenue. Most of Downtown, it appears, is devoted to parking lots, not commerce.



Map of parking lots in the Downtown area

Meghan – whose job it is to revitalize Downtown – made the point that dead spaces like parking lots and vacant lots create barriers to foot traffic. Who wants to cross a pool of darkness to go to a store or café you have never visited? What draws you down a street to see the next shop? Certainly not a broad expanse of blacktop.

There is lots of parking in Downtown. But it doesn't make the area a magnet for business. To my non-technical eyes, it looks like we will need a consultant who has deep knowledge of parking issues.

Suggestions from the public; DAC rankings

Both audience and members of the DAC volunteered items to be considered, totaling 32 non-identical suggestions. The DAC then ranked their top five items. The spreadsheet on the [12] DowntownCarbondale.com site shows all the items, with the overall rankings. In the table posted on [13] my blog I lumped the individual items into what appeared to me to be overarching categories.

The 17-member DAC overwhelmingly voted the conversion of Illinois and University Avenues into two-way streets as the most important project to accomplish (62 weighted votes). Parking issues of all kinds came in second in importance (51 weighted votes). “Complete Streets”, which embraces walking, bicycling, and disabled accessibility, as well as motorists, came in third in weighted rankings (48). Building a multi-modal center was ranked right behind creating complete streets, with a weighted vote of 47.

The DAC clearly focused on these four areas and projects.

Further down, perhaps because they were not as clearly transportation issues, were a series of recommendations that I termed “amenities” – sidewalk cafes, cleaning up the area, expanding and fixing the sidewalks and removing the power lines, and the need for high speed internet access in the downtown. They received a weighted vote of 20.

Other concerns included public safety (weighted vote of 10), the need to establish guiding principles for the Downtown Master Plan (weighted vote of 8), what I term decreasing the city’s carbon footprint (weighted vote of 5), and addressing storm water drainage (weighted vote of 2).

No member of the DAC placed two suggestions among their top five: the implications of fracking on transportation needs, and that a second railroad crossing be built north of Jackson Street.

Don Monty explained that past efforts to create a second crossing into the Northeast side had been strongly rebuffed by the railroad, and the chances of adding any crossing was virtually impossible.

I raised the issue of increased rail traffic due to transport of crude oil and gas from existing (Bakken, ND) and anticipated (Southern Illinois) fracking fields.

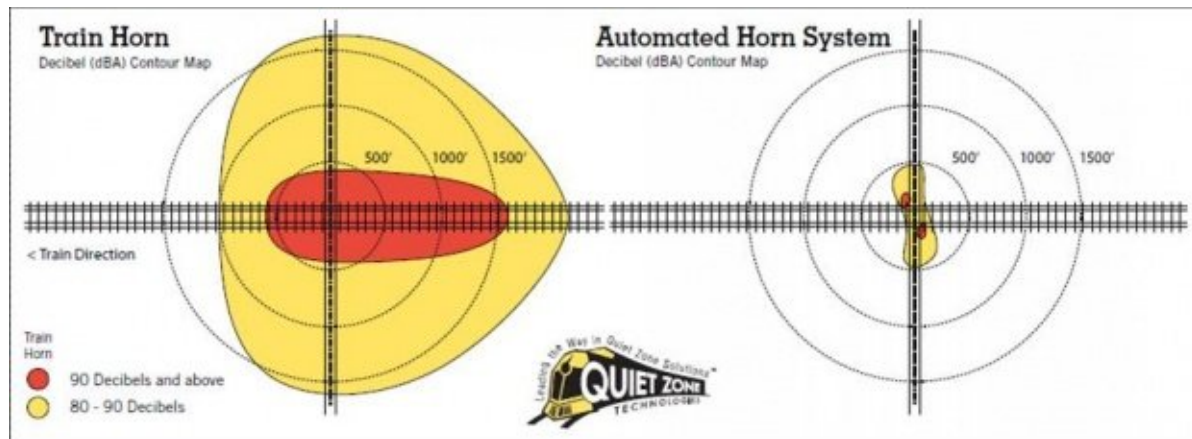
I have only recently [14] become aware of the impact this is having on our rail system. Increased freight traffic has multiple impacts: Amtrak passenger trains [15] are delayed for higher priority freight traffic; Carbondale’s east-west traffic becomes even more disrupted than it is now; train horns are even more frequent; and communities like Carbondale [16] are put at risk from underbuilt tanker cars carrying explosive liquids, including oil and gas.

It’s clear from this session that today’s residents don’t focus strongly on the impact of the railroad on our community, although strong support for a Multi-modal center recognizes the ever increasing Amtrak ridership to and from Carbondale, as well as the desire to increase convenient access to multiple forms of public and private transportation.

I was surprised that the disruptions caused [17] by train horns was not addressed in this session; I expect it will in some future one, as it is frequently raised when discussing establishing businesses or residences next to the tracks.

I would like to see the City explore the possibility of creating a [18] Quiet Zone in Carbondale’s Downtown. The issues involved, as the Federal Railroad Administration [19] rule reveals, are very technical ([20] see also this less technical explanation). [21] Wayside horns might also decrease the noise pollution caused by train horns.

[22]



Different noise impacts of train horns and wayside horns

The railroad bisects Carbondale and affects every aspect of our transportation concerns. If freight traffic increases as projected, it is highly probable that we will, in the not too-far-distant future, need to revisit freight train impact on the city.

The meetings have generated intelligent, informed, and interested participation by a broad cross-section of our community. It's exciting to see this process unfold.

1. <http://www.techpad.org/blog/techpad-launches-public-gigabit-wi-fi-to-support-next-generation-applications>
2. <mailto:downtownplan@ci.carbondale.il.us>
3. <http://explorecarbondale.com/sites/default/files/images/downtown/August%2020%202014%20DAC%20Minutes.pdf>
4. <http://www.adamscarbondale.org/what-carbondale-wants-to-see-downtown>
5. <http://explorecarbondale.com/focus-area-two-downtown-plan>
6. <http://explorecarbondale.com/sites/default/files/images/downtown/Sidewalk-Inventory-Final-Draft.pdf>
7. http://explorecarbondale.com/sites/default/files/images/downtown/SIMPO-Multi-modal-Assessment_Final-Report_7-14-2014.pdf
8. <http://www.adamscarbondale.org/wp-content/uploads/2014/09/Parking-Presentation-Meghan.pdf>
9. <http://www.smartgrowthamerica.org/complete-streets>
10. <http://www.adamscarbondale.org/what-carbondale-wants-to-see-downtown>
11. <http://www.adamscarbondale.org/wp-content/uploads/2014/09/DowntownParking.jpg>
12. <http://explorecarbondale.com/sites/default/files/images/downtown/Transportation%20results.pdf>
13. <http://www.adamscarbondale.org/what-carbondale-wants-to-see-downtown>
14. <http://www.forbes.com/sites/joannmuller/2014/01/22/americas-second-rail-boom/>
15. http://thesouthern.com/news/local/durbin-blames-canadian-national-for-amtrak-delays/article_5fffca74-e71b-5e8f-adfe-eef024082cfa.html
16. <http://finance.yahoo.com/news/durbin-prods-canadian-national-rail-193205159.html>
17. <http://www.apwa.net/Resources/Reporter/Articles/2005/9/Is-train-horn-noise-a-problem-in-your-town>
18. <http://www.ocregister.com/articles/-336206--.html>
19. <http://www.fra.dot.gov/eLib/details/L03055>
20. <http://www.apwa.net/Resources/Reporter/Articles/2005/9/Is-train-horn-noise-a-problem-in-your-town>

21. <http://erstarnews.com/2012/12/13/elk-river-to-research-wayside-horns-that-reduce-train-noise/>
22. <http://www.adamscarbondale.org/wp-content/uploads/2014/09/WaysideHorns.jpg>
-

Neighborhood Business District - 3rd time the charm? (2014-09-30 15:32)

Sent to email list 9/30/2014

Tuesday, September 30, 7:00 p.m., Civic Center Room 108

Televised on cable Channel 16, [1] streamed on City site

After nearly a year of deliberation by the Planning Commission and citizens, the [2] Neighborhood Business District is on the City [3] Council agenda .

The new language aims to provide a way to repurpose large buildings in residential neighborhoods that were built for other purposes. The Armory, the old High School, and the old west-side Fire Station come to mind, but it could include churches and any other building that has lost its original use.

The code is fairly complex to read through, but I recommend it to anyone who lives in the neighborhood of such a building. All the old and new language is in red – the old language lined out, and the new language replacing it.

In brief, the new zoning district would allow these buildings to retain their original footprint, without regard to setback standards in the surrounding residential district. The committee deliberated at length about the uses that might go into these buildings. Some uses would be permitted, while others would have to go before the Planning Commission and the Council as special uses.

The uses are listed on table that is part of the revised ordinance.

I found it useful to read through the minutes of the Planning Commission committee that worked through the revisions, as well as the Staff Report to the Planning Commission. It flags areas of concern to residents and owners of these properties. They were very thorough and conscientious. These documents follow the proposed ordinance.

Concerns

I am particularly concerned about notifications to nearby residents.

The rezoning process and creating special uses must follow the standard practices. However, I am concerned about the procedures for *granting a modification to an existing district* (2.17.11). These modifications may include additions to the main building and accessory structures and the addition of new accessory structures. However, approval would not go through the full review process.

Rather, City Council could approve such modifications with no input from the Planning Commission. Neighbors within 250 feet of the district and people on the Planning Department's email notification list would receive only a 15-day notice.

Since the ordinance allows quite substantial changes in footprint and height of buildings, it seems reasonable to require that these go through the Planning Commission before coming to Council.

My other concern regards the guidelines to be used by the Planning Commission and City Council in approving special uses.

In their June 11, 2014 meeting the Planning Commission committee established six criteria to evaluate the uses permitted in the district. These included:

1) projected traffic volumes and type of traffic (vehicle types)

2) typical hours of operation

3) harmful toxins/emissions/odors

4) projected outdoor lighting

5) crowd levels/crowd control, and

6) elevated or continuous noise levels

The August 27 Staff report to Planning Commission states, "Utilizing these criteria, the Committee separated the uses into four categories: "Permitted," "Permitted" with a footnote regulating the size and operation of the business, "Special Use," and "not permitted."

However, these criteria do not appear in the Code. The committee worked hard to develop and use these criteria. They recognize the unique character of the properties that this district will be used for. The criteria they used should, therefore, be encoded in the law to guide future Planning Commission and City Council actions.

Is this nerdy enough for you? But these issues are important. The devil is always in the details.

It's important to get it right so that these old buildings can be put to productive uses that are harmonious with the residential neighborhoods around them.

Other items on agenda

The rest of the agenda is reasonably straight-forward. The most important item, aside from the NB District, is the ordinance adopting the [4] labor agreement between the City and the Police union.

Philip Douglas Parrish is requesting to [5] rezone property he owns at the northwest corner of Rt. 13 and County Line Road from AG, General Agriculture, to BWA, Wholesale and Automotive, to put in a storage facility. It's good to see new businesses being built.

After considerable deliberation, the Liquor Advisory Board recommended that the code contain a new [6] liquor license specifically for public arts venues. This will simplify non-profit organizations' ability to serve alcoholic refreshments at their events, without having to apply for each event or obtain a license designed for a commercial venue.

The Planning Commission [7] Annual Report provides an inventory of all cases they heard last year, along with a ten-year look-back. If you are interested in the effects of the recession on the Commission's caseload, you'll find this report interesting.

The [8] contract for sidewalk improvements is being let. If you wish to see if your sidewalk is on the list, it is included in the bid materials.

Local Liquor Control Commission

The Local Liquor Control Commission will meet at 7:00, before the regular City Council meeting. The only item on the agenda is an [9] application for a restaurant license for Sen Fuy, d/b/a/ New Kahala Fast Foods in their new location at 600 E. Grand Avenue.

Downtown Master Plan

The Downtown Advisory Committee [10] meets Wednesday, October 1, 6:30 p.m. at the SIU Student Health Center just east of the Rec Center. You can park in the lot on the south side of Grand Avenue or in the lots behind the Rec Center.

This session is co-sponsored by the Paul Simon Public Policy Institute. SIU President Randy Dunn, SIH President Rex Budde, and Arbor District property owner and DAC Committee member D. Gorton will give presentations on the topic of the SIU/SIH/Neighborhood Interface.

Please come with your ideas about how we can create synergies among our two major employers, the near-in neighborhoods, and Downtown that will strengthen all areas and stimulate investment in and revitalization of the Downtown.

Building a Creative Economy

The Paul Simon Public Policy Institute has been hosting a series of meetings on Building a Creative Economy.

Dr. Ann Markusen, Director of the Arts Economy Initiative and the Project on Regional and Industrial Economics at the University of Minnesota's Humphrey School of Public Affairs, and Principal of Markusen Economic Research will speak Wednesday, October 1, 2014, 11:30 am - 1:00 p.m. City Hall / Civic Center. The deadline to RSVP for this event was Monday, Sept. 29, but if interested, contact [11] rsvp@paulsimoninstitute.org.

1. <http://www.ci.carbondale.il.us/node/127>

2. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/093014/Item%206.4%20Ordinance%20>

to%20Approve%20NB%20District.pdf

3. <http://explorecarbondale.com/city-council-meeting-31>

4. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/093014/Item%206.3%20FOP%20Contract%20Approval.pdf>

5. <http://explorecarbondale.com/city-council-meeting-31>

6. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/093014/Item%206.1%20Public%20Art%20Venue%20Liquor%20License.pdf>

7. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/093014/Item%205.4%20FY2014%20Annual%20Plannings%20Commissions%20Report.pdf>

8. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/093014/Item%205.6%20Award%20of%20Contract%20Sidewalk%20program.pdf>

9. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/093014/LCItem%203%20A1%20License%20to%20New%20Kahala%20at%20new%20location.pdf>

10. <http://explorecarbondale.com/downtown-advisory-committee-meeting-2>

11. <mailto:rsvp@paulsimoninstitute.org>

5.10 October

What we've got here is a failure to communicate. . . (2014-10-06 10:47)

Illinois Municipal League Meetings

email sent 27 September 2014

Acting Mayor Don Monty and Council members Lee Fronabarger, Carolin Harvey, and myself attended the [1] Illinois Municipal League meetings in Chicago last week. This was the second time I attended, and I got even more out of them than I did last year.

Sessions ran the gamut of concerns for people involved with city government: how to communicate with the public, economic development, finances, legal updates, management, and strategic planning. In addition, a number of roundtables provided opportunities for people to share their experiences, and the exhibit hall was filled with vendors who provide services to municipalities.

It was hard to choose among sessions. The four of us rarely ended up in the same meeting room.

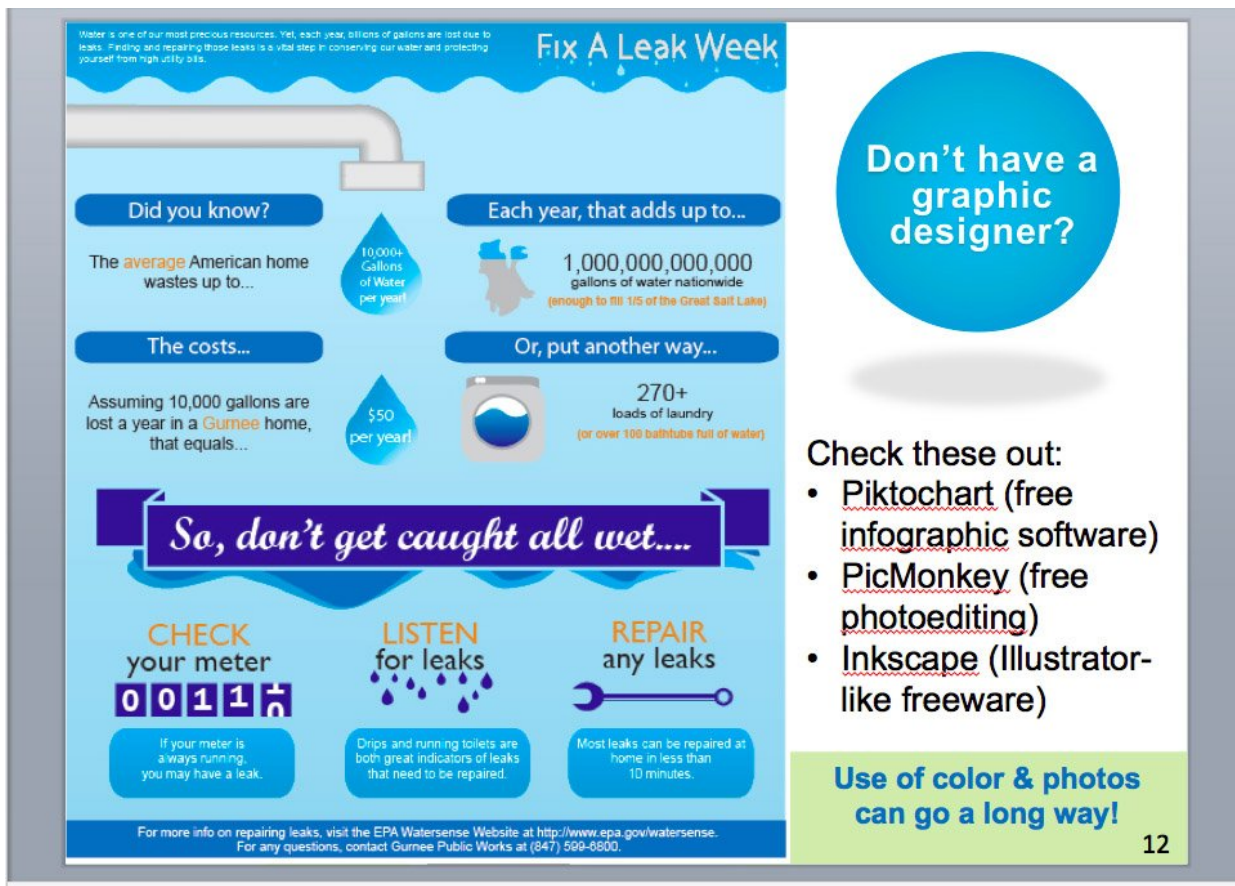
I learned the most from three sessions, one on communications and two on strategic planning.

What We've Got Here is a Failure to Communicate

Jennie Vana, Kevin Stahr, and Erik Jensen manage the communications for Lake County, Geneva, and Gurnee, respectively. They had many ideas and suggestions about how to enhance communicating to the public. Lake County regularly produces [2] videos explaining

what different departments are doing. Their [3] Story Archive is filled with short clips. They showed a brief (3:29 minutes) [4] animated explanation of the County budget – where the money comes from (property taxes), where it goes, and the County’s priorities. They gave some tips on freeware that could be used for making visually arresting infographics and other engaging media.

[5]



Carbondale probably doesn't have the budget to support full time communications specialists, but there's a university with a top rated College of Mass Communications and Media Arts where students are always looking for projects.

These communities, as well as others I heard about in other workshops, have multiple mailing lists that send out email reports from different departments. Some communities send out regular newsletters from members of the governing boards as well as from the municipality itself.

Geneva, like many communities, sends out information with utility bills. This made me think that Carbondale might be wise to change its utility bill format so that it could be used to send important information to all our residents.

[6]

Utility Bill Marketing

CITY OF GENEVA
BRUSH PICKUP PROGRAM
 April 1 to November 30, 2014

The City's brush collection program will run from April to November, but residents should note the transition from two city-wide monthly pickups to one monthly pickup starting in May. The change was made to avoid increased costs and lock in rates through 2016. This program is intended for the disposal of only limbs/branches that are removed by the property owner for normal maintenance and upkeep, not for lot clearing. The City's contractor will not collect material produced by a private contractor.


COLLECTION SCHEDULE

WEST SIDE OF THE RIVER	EAST SIDE OF THE RIVER
April 7 and April 21	April 14 and April 28
May 5	May 12
June 2	June 9
July 7	July 14
August 4	August 11
September 1*	September 8
October 6	October 13
November 3	November 10

The City of Geneva is looking for a few good men and women to dedicate their time and talents on several volunteer boards that have openings. The City has vacant seats on the Plan Commission, Economic Development Commission, Historic Preservation Commission, Strategic Plan Advisory Committee and Mental Health Board. Residents interested in serving on one of the volunteer boards should submit an application along with a letter of interest to Mayor Kevin Burns, Geneva City Hall, 22 S. First St., Geneva, IL 60134. The envelope should include a reference to the specific board being sought. Mayor Burns will review all the applications and bring forward nominations to the City Council for a formal vote. An application, eligibility requirements and more information can be found on our website at www.geneva.il.us.

PLEASE SEE OTHER SIDE FOR ADDITIONAL BILLING INFORMATION

BILL DATE: 02/15/2014
 NAME:
 SERVICE ADDRESS: STATE ST
 CUSTOMER TYPE: Commercial

BILL DUE DATE: 03/07/2014
 ACCOUNT NUMBER:


Bill
Insert

Message
Window

You can find their [7] PowerPoint presentation on the IML Conference site (scroll down to the last session).

Social media

Many communities are making good use of social media to communicate with their residents. I spoke with a start-up business who had a booth in the exhibit hall that provides 24-7 management of municipalities' and organizations' Facebook and other social media sites. I've since learned that there are firms in Carbondale that provide similar services.

Strategic Planning

I went to two sessions on strategic planning. The [8] first was led by Denise Barreto, a Trustee of the Village of Lake in the Hills and owner of a strategic planning firm [9] Relationships Matter Now, along with clients Roscoe Village President David Krienke and Trustee Dale Keller who had recently completed a strategic planning process with her guidance.

The second was titled "[10] Action Planning: The Often-Forgotten Piece of Strategic Plans. Two consultants from a large, multi-service consulting firm, [11] Sikich LLP, led the session, with a client, the Assistant City Administrator, Jennifer McMahon, from Warrenville.

From the start-up to the large corporation, both sessions stressed that strategic plan-

ning requires real teamwork. Denise Baretto focused on developing a vision, setting priorities, and establishing achievable goals through a broadly participatory process: community surveys (which I heard about in several sessions), focus groups, public meetings, and sessions with Council and staff. She provided a [12] handout that summarizes her approach.

The Sikich team focused on what comes next: How to build accountability into the process through project management that “builds commitment” and “exerts discipline” on staff and members of governing boards.

Any plan is a working document: Resources change – a major grant moves a project to the front burner; a major employer closes up shop. Personnel change: A new majority on Council have priorities that differ from the one that created the current plan. A key manager has a disabling heart attack. Energetic new staff provides personnel resources not previously available.

My takeaway: Strategic planning is crucial to guiding the City into the future; “action planning” provides tools to make sure that the plan truly guides policy and resource allocation. And it creates a method for constant feedback and evaluation – without which change is too likely to occur without transparency or public participation.

1. <http://conference.iml.org/>
2. <http://www.lakecountyiil.gov/LakeSearch/pages/Results.aspx?k=video>
3. <http://www.lakecountyiil.gov/Pages/StoriesArchive.aspx>
4. <http://lakecountyiil.swagit.com/play/07132014-591/#1>
5. <http://www.adamscarbondale.org/wp-content/uploads/2014/10/Infographic-slide-w-freeware.jpg>
6. <http://www.adamscarbondale.org/wp-content/uploads/2014/10/Utility-Bill-Marketing.jpg>
7. <http://www.iml.org/ams/conf.cfm?job=speakers&key=106§ion=17>
8. <http://www.iml.org/ams/conf.cfm?job=speakers&key=106§ion=17>
9. <http://www.relationshipsmatternow.com/#home/>
10. <http://www.iml.org/ams/conf.cfm?job=material&key=54050>
11. <http://www.sikich.com/>
12. <http://www.iml.org/ams/conf.cfm?job=material&key=53899>

Signage and Streetscapes (2014-10-12 15:33)

City Council and Local Liquor Control Commission [1] meetings

Tuesday, October 14, 2014, 7:00 p.m., Civic Center Room 108

Televised on cable Channel 16, [2] streamed on City site

Downtown Master Plan meeting

The Downtown Advisory Committee (DAC) will hold its fifth meeting, Wednesday, October 15, 6:30 p.m. at the Eurma Hayes Center, 441 E. Willow.

The session focuses on signs and streetscapes. The [3] agenda includes City planner Mark Price who will provide background on City ordinances, Newell House restorer and businessman Dan Terry who will discuss city code issues, Jeremy Clow who will discuss business and directional signage in the downtown area, Carbondale Main Street Executive Director Meghan Cole who will present streetscape opportunities, and Kirsten Gregory who will present results of effective streetscapes and signage.

Many residents and business people have sought revision of our sign ordinances to make them more effective in promoting and finding local businesses, and clamored for improving the visual appearance of the streetscapes.

If these are your concerns, please make every effort to attend tomorrow night's DAC meeting.

For more information on the [4] Downtown Master Plan , see the City website. Send your ideas to all members of the DAC through a [5]single email.

Tonight's City Council meeting

City will purchase Horizon Inn property

For the past several years the Horizon Inn has sat vacant and has become increasingly dilapidated. The building, along with other aging motels, has blighted the eastern entrance to the City for many years.

Decades ago it was a first-class Holiday Inn with a premier restaurant. But development moved east and this hotel and restaurant district declined. The last owners abandoned it and, finally, the County has acquired it for taxes.

The Jackson County Real Estate Tax Trustee [6] will sell the 3 lots in property to the City for \$1,914.00. I anticipate that Council will approve this purchase. You will be hearing more about this property as Council decides how to redevelop it.

When Council discussed the Downtown Master Plan I urged that we address the redevelop-

opment of the east-west Illinois 13 corridor as well.

The eastern edge of the city is our most economically vital section of the city. Attractive lodging and shopping options greet the visitor from Reed Station Road to Lewis Lane.

However, from Lewis Lane west to Sycamore Street many of the older, primarily locally-owned developments have, like the Horizon Inn, decayed. But this commercial strip remains important, with most of Carbondale's auto sales and services, banks, restaurants, and other important retail and service businesses.

Acting Mayor Monty observed that past Councils have intended to create a comprehensive plan for redeveloping this corridor. With the acquisition of this large anchoring property, we now have the opportunity to take an important step in revitalizing the Illinois 13 thoroughfare.

After passing the new developments at Reed Station road and the well-designed mall area, this strip is the first thing most people see when they come into Carbondale, and the last thing they see when they leave.

We need to put as much energy into it as we do the Downtown.

Koppers/Brightfields

A year ago, Brightfields [7] came to Council seeking a special use permit to build a solar project on the old Koppers site. A number of people from the adjacent neighborhood objected to the project. After nearly 2 hours of discussion I offered a resolution to defer consideration of the permit until two widely publicized meetings could be held that dealt with the safety of the project and the benefits it could have for the community. The full discussion ran more than 2 hours and can be viewed on [8] video of the October 8, 2013 Council meeting; the resolution to defer begins at 1:56.

In the intervening year, the EPA has held informational sessions regarding the clean-up of the Koppers site and one of the required meetings regarding the proposed development was held, albeit without the required mail notification of residents in the adjacent neighborhood.

Two citizens' organizations, the Concerned Citizens of the Northeast Neighborhood, and the Racial Justice Coalition meeting at the Church of the Good Shepherd, have regularly met and discussed the project. At their urging, the City has been requested to host a town-hall style meeting. Brightfields has inquired whether this meeting would satisfy the requirement of the second meetings. Council [9] will be discussing this citizen request tonight.

Review of first quarter finances

During Council deliberations on the 2015 budget, staff was requested to prepare quarterly reports for Council, and to set up a retreat to review the On September 11 Council members received a hard copy and, most recently, a digital spreadsheet of the City's first quarter revenues and expenditures (May 1-July 31). We will be [10] discussing this report tonight.

Unanticipated projects

Staff is requesting Council to approve adding two unanticipated projects to the 2015 budget. One ([11] item 5.6) is for \$57,653 to complete construction of a street, Miller Court in the Bicentennial Industrial Park. These costs will be offset by the sale of land in the Industrial Park and by a loan from the City's Revolving Loan Fund to the Local Improvement Fund.

The second budget and CIP adjustments ([12] item 5.8) Council is being asked to approve involve several items: Shifting unexpended funds from 2014 to the 2015 budget, and two unanticipated projects: completing the Miller Court water line in the Bicentennial Industrial Park, and additional funds for replacement of the storage building in the NW Waste Water Treatment Plan. Both these unanticipated expenses will come from water system revenues and by savings in other expenditures.

Local Liquor Control Commission meeting

Tonight's [13] agenda includes a discussion of La Fogata Taqueria, Inc. La Fogata holds a restaurant liquor license. However, at the last LCC meeting we learned that it is perceived by some to act as a bar, hosting events that have required police intervention. The Commission requested documentation that the business meets the required food and non-alcoholic beverage sales to meet the restaurant license requirements. The LCC [14] will discuss the report.

1. <http://explorecarbondale.com/city-council-meeting-32>
2. <http://www.ci.carbondale.il.us/node/127>
3. <http://explorecarbondale.com/focus-area-five-downtown-plan-0>
4. <http://explorecarbondale.com/downtown-master-plan>
5. <mailto:downtownplan@ci.carbondale.il.us>
6. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/101414/Item%206.1%20Purchase%20Property%20800%20East%20Main%20.pdf>
7. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2013-agendas/102313/October%2008%202013%20regular.pdf>
8. <http://explorecarbondale.com/streaming-media>
9. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/101414/Item%206.2%20Brightfields%20special%20Use%20Permit%20Town%20Hall%20Meeting%20Dis>
10. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/101414/Item%206.3%20Review%20of%20First%20Quarter%20Rev%20and%20Exp.pdf>
11. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/101414/Item%205.6%20Award%20of%20Contract%20bid15-10%20miller%20ct.pdf>
12. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/101414/Item%205.8%20Amend%20CIP%20for%20projects%20WS0202%20PB0001%20PB1502%20WS1504.pd>
13. <http://explorecarbondale.com/city-council-meeting-32>
14. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/101414/LCItem%203%20Discussion%20of%20Business%20Operation.pdf>

“Dirty Dancing” banned in Carbondale? (2014-10-28 14:37)

Tuesday, October 28, 7:00 p.m., Civic Center Room 108

Televised on cable Channel 16, [1] streamed on City site

On October 15, The Pony Steakhouse and Cabaret opened in the old Club Traz site. Scott Thorne, who posts all new businesses that come to his attention, [2] noted its opening the next day.

Since then a buzz of consternation has grown louder. Operations with similar names in other cities sometimes operate as strip clubs. It’s been compared to Club Coyote north of town.

An [3] amendment to our liquor code that aims to make clear that “adult uses” are not allowed in Carbondale’s liquor establishments is on [4] tonight’s agenda . The primary aim is to assure that [5] all employees will wear proper attire .

The City’s adult entertainment code was created primarily to deal with sexual massage parlors that sprang up in the 1970s and ‘80s. It has been a law that has lain largely dormant for many years. However, with the establishment of a club that features scantily clad dancers, Council is being asked to make clear that employees at businesses with liquor licenses must be properly attired.

I agree fully with this aim.

But, I learned, the adult entertainment code contains some anachronistic language that, if vigorously enforced, would have a chilling effect on Carbondale’s rich entertainment venues. “Dirty dancing” by patrons would not be allowed, nor would many performances that parody or otherwise mimic sexual behaviors. In 2014, such performances are part of mainstream popular culture.

Carbondale has two home-grown cabaret troupes that perform at many venues in Carbondale and at area wineries. I have seen them in several performances and they are funny, smart, and bring welcome parody and satire to their audiences. One, [6] Cabaret Decadance, was organized by my neighbor and colleague, and current chair of the Anthropology Department, with much of the material written by his wife. The other, [7] V2T2 , was organized by the daughter of a friend and fellow church member. They are performing this weekend at a

local venue. Many of my readers have probably seen these troupes perform. Under current code, the Carbondale venues that host these troupes could lose their liquor licenses.

We need to update our code to reflect 2014 standards by removing these two anachronistic clauses. I want to encourage, not chill, the renewal of the Downtown entertainment district.

Neighborhood Business District yet again

It's hard to write laws that everyone is comfortable with. Nothing illustrates this more than the time spent writing the regulations for the [8] Neighborhood Business zoning district .

This zoning district will apply to only a small number of existing properties – the old armory, the old high school buildings, and other non-residential buildings that exist in residential districts.

The general consensus is that these buildings should be put to productive use. But, the question is, what kinds of productive uses? Clearly, ones that won't harm the surrounding residential neighborhoods.

But there's the rub: What constitutes "harm"? The Planning Commission and now the Council have struggled with this for many months.

With any luck, [9] the version on tonight's agenda will satisfy enough concerns to pass. The owners of the buildings need to know what they are legally permitted to do so they can move forward to create income-producing businesses in their properties.

Expanding the Enterprise Zone

Enterprise Zones (EZs) are areas in which government promotes development through providing property and sales tax abatements. Specifically, property taxes are abated 100 % for 5 years and 50 % for the next 5 years, sales taxes are abated on building materials that are permanently affixed to the property, and building permit fees are waived.

Council is being asked to approve [10] adding three parcels to Jackson County's existing EZs. One adjoins the Southern Illinois Airport, one is next to Walker's Bluff, and one is next to the Mississippi River in Degognia Township. None are in Carbondale; all are ripe for development.

Other items

The Consent Agenda includes a number of items dealing with the City's infrastructure and other items of interest.

For the past three years, RJN Group has been [11] surveying the City's sanitary sewer lines for areas where storm water infiltrates the system. Storm water infiltration puts considerable burden on the wastewater treatment plants and raises treatment costs. This survey will provide data necessary to develop a long-term plan to upgrade our sewer system, some of which is nearly a century old.

A contract for [12] improvements to the Crab Orchard Water District and a small contract to conduct a [13] breach analysis of the Cedar Lake Dam are on the agenda.

Southern Hill LLC is requesting that the aging apartment complex on the north side of East Walnut St. - 900, 910, and 920 - be [14] rezoned to Secondary Business . I welcome productive re-development of this area.

Minutes of [15] Boards and Commissions include minutes from the Zoning Board of Appeals, the Planning Commission, and the Police Pension Board of Trustees.

Downtown Advisory Committee

Wednesday, October 29, 6:30 p.m., Varsity Center for the Arts

Carbondale seems to be coming alive, shaking off the recession blues. Among the most hopeful signs: [16] The Downtown Advisory Committee has been drawing large numbers of residents to its bi-weekly meetings.

The Downtown is the city's heart. It's not the economic base; it's not where most people live. But it's the place that brings us together, where we see ourselves as a community.

Whether it's City government meetings, conferences, and events at the Civic Center; celebrations and fairs in the Pavilion and other open spaces; breakfast at Mary Lou's and Harbaughs, lunch at Longbranch, IVs, Quatros, and other eateries, dinner and drinks at the many restaurants and bars, Downtown is the place Carbondalians of all ages come together.

This unprecedented citizen-led planning process was created by the unanimous vote of Council, with strong staff support. You can read reports from the last 5 meetings, and see the [17] agenda for this Wednesday's meeting. The DAC press release lays out the Wednesday's program:

You are invited to an evening of music, discussion and decision making as the DAC meets to consider Art, Music, and Entertainment in Downtown Carbondale. We will be gathering at the Varsity Center for the Arts on the evening of Wednesday, October 29. The doors open at 6:00 with the lobby of the Varsity humming to old Timey, Hillbilly Music created by our local band, The Whistlepigs.

After introductions by Varsity Center President Peter Pirmann, Trent Stevens, MedPrep Admissions Coordinator at SIUC, will discuss “arts and entertainment mix” in downtown, along with thoughts on marketing Carbondale’s entertainment venues. Curtis Conley, President of the Carbondale Music Coalition and promoter of the Carbondale Rocks Revival Festival will discuss Carbondale’s legendary music scene. And Marie Bukowski, Director of the School of Art and Design at SIUC, will present ideas for “art streetscapes”.

Art, Music and Entertainment is the 6th community meeting of the Downtown Advisory Committee. Previous meetings have examined [18]downtown traffic, [19]business development, [20]SIU/SIH and the Gigabit City, as well as [21]signage and streetscapes. The meetings have been very well attended with dozens if not hundreds of ideas, questions and statements from the audience. There is a 7th meeting on economic, civic and neighborhood vitality on November 12 at Carbondale Community High School.

The final meeting on December 4 will be a grand summing up of the Committee’s deliberations and determination of the Vision of Downtown Carbondale. In many ways the most important of the meetings, the public is urged to attend. We will follow up with time and location as we get closer to the meeting.

Apologies for late publication

I apologize for the lateness of this newsletter. We traveled to Cincinnati last weekend to see Grant Wood’s American Gothic and other American Regionalist paintings at the [22] Cincinnati Art Museum and to hear Dr. Wanda Corn lecture on the painting. And, yesterday afternoon I attended the extremely well-attended [23] forum on media and policing in Ferguson, MO and Carbondale at the Civic Center that ran from 4:00 to 8:30. We had a beautiful drive, saw a great exhibit, heard an interesting lecture, and participated in an enlightening forum, but my newsletter got delayed.

1. <http://www.ci.carbondale.il.us/node/127>
2. <http://carbondaazegazette.blogspot.com/2014/10/pony-cabaret-and-steakhouse.html>
3. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/102814/Item%206.3%20Amending%20Title%20Two%20Adult%20Entertainment.pdf>
4. <http://explorecarbondale.com/city-council-meeting-33>
5. http://thesouthern.com/news/local/communities/carbondale/council-to-vote-on-proper-attire-in-liquor-establishments/article_fb62b8d7-66bf-56c0-a678-9f4b36b4344a.
6. <http://www.cabaretdecadance.com/>
7. <https://www.facebook.com/V2T2Cabaret>
8. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/102814/Item%206.2%20Text%20amendment%20to%20Neighborhood%20Business%20District.pdf>
9. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/102814/Item%206.2%20Text%20amendment%20to%20Neighborhood%20Business%20District.pdf>

10. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/102814/Item%206.1%20Ordinance%20Amending%20to%20Increase%20Enterprise%20Zone.pdf>
11. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/102814/Item%205.5%20Sanitary%20Sewer%20Study%20Agreement%20RJN%2010%202014.pdf>
12. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/102814/Item%205.4%20crab%20orchard%20water%20dist%20improvements.pdf>
13. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/102814/Item%205.6%20Stanley%20Consultands%20Dam%20Analysis%2010%202014.pdf>
14. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/102814/Item%205.7%20Rezone%20Request%2015-03.pdf>
15. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/102814/Item%205.3%20Approval%20of%20Minutes%20Boards%20Commissions.pdf>
16. <http://explorecarbondale.com/downtown-master-plan>
17. <http://explorecarbondale.com/focus-area-six-downtown-plan>
18. <http://explorecarbondale.com/focus-area-two-downtown-plan>
19. <http://explorecarbondale.com/focus-area-three-downtown-plan>
20. <http://explorecarbondale.com/downtown-advisory-committee-meeting-2>
21. <http://explorecarbondale.com/focus-area-five-downtown-plan-0>
22. <http://www.cincinnatiartmuseum.org/art/exhibitions/current-exhibitions/details/182-wood-benton-and-curry-conversations-around-american-gothic>
23. http://thesouthern.com/news/local/ferguson-symposium-hears-outcry/article_25c38e39-a623-5e47-9ee3-fae182c9c761.html

5.11 November

Should property taxes be increased? (2014-11-17 14:48)

City Council meeting

Tuesday, November 18, 7:00 p.m., Civic Center Room 108

Televised on cable Channel 16, [1] streamed on City site

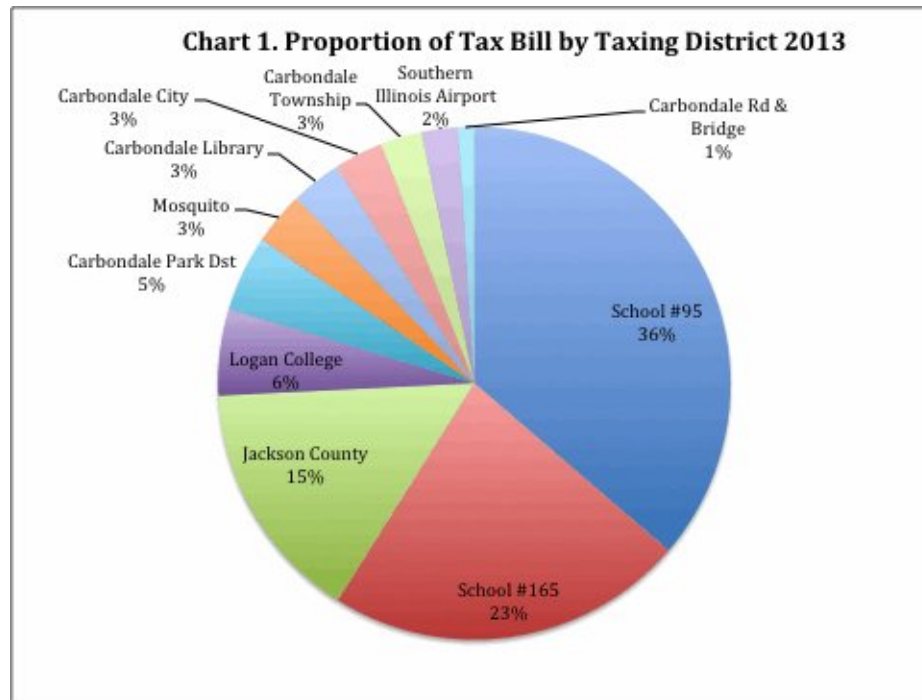
At the last City Council meeting a majority of Council members voted to authorize a public hearing on whether the City should seek a property tax increase. This hearing is on Tuesday's [2] City Council agenda .

City staff have proposed an increase of \$174,907 increase in the City of Carbondale levy. This is an 18.584 % increase over last year's levy.

What follows is an analysis of the City's financial situation that I have undertaken as I've grappled with whether or not to vote for the increase. We will vote on raising taxes next month; I value your input.

The City's proportion of the overall property tax paid by Carbondale property owners is small - only about 3 % of the overall tax bill.

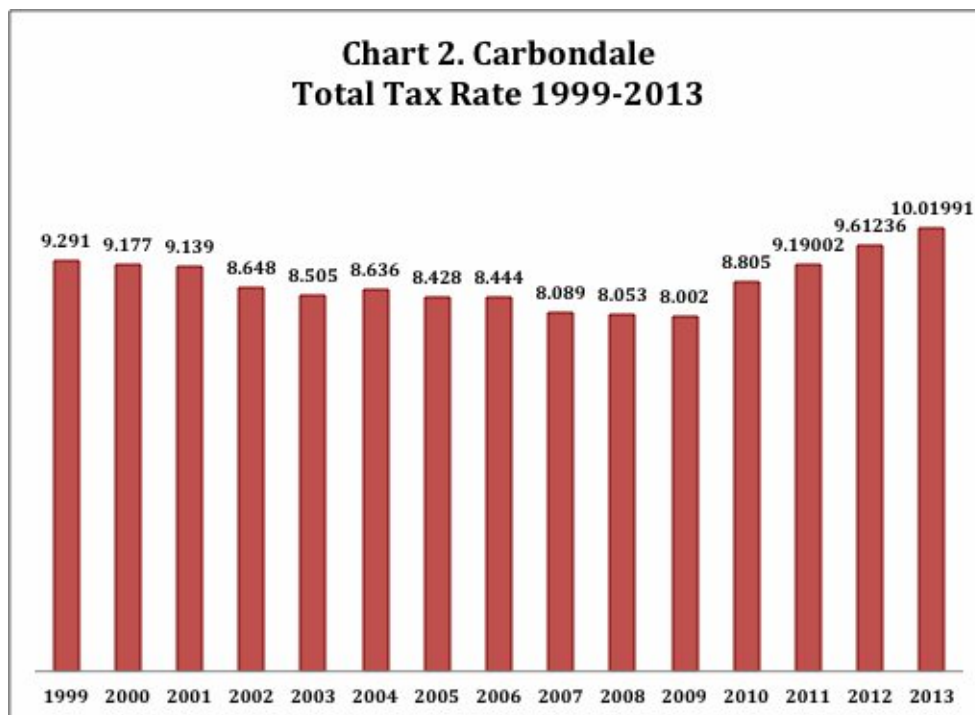
[3]



Each year almost every district raises its levy. When property values were rising in the first years of this century, rates actually fell. However, few property owners felt much relief since the assessed valuation of their homes and businesses steadily increased. And, between 2002 and 2009, City Council did not levy any tax on Carbondale properties.

However, since the housing bubble burst, property values have declined and tax rates have steadily increased. In 2012 they surpassed the 1999 high, and in 2013 they went even higher (see Chart 2).

[4]



Decision before Council

The hearing Tuesday night is to gather public input on the proposed \$174,907, 18.584 % increase in the City's tax levy. The Council will then vote on the proposal in December.

I should say at the outset that I oppose raising taxes - especially property taxes - for general operations except as a last resort. I could look favorably on tightly targeted taxes for projects that revitalize the city, but that we cannot otherwise afford.

I think about it much like my household budget: My regular income should cover my anticipated running expenses. If I want some exceptional item I can borrow the necessary money and work the repayments back into my current income; I can squeeze a bit out of every month's income to save up for the item; or I can get a part time job or find other ways to earn more income. If my income is flat or declining, like most working people and retirees in Carbondale over the last several years, I have to manage my finances more closely and, often, make difficult decisions.

Unlike my household, government has the power to require that people pay taxes. So managers can avoid setting clear priorities and making tough decisions.

Except by voting for representatives who hold the line on tax increases, citizens have little power to force government to be more thrifty.

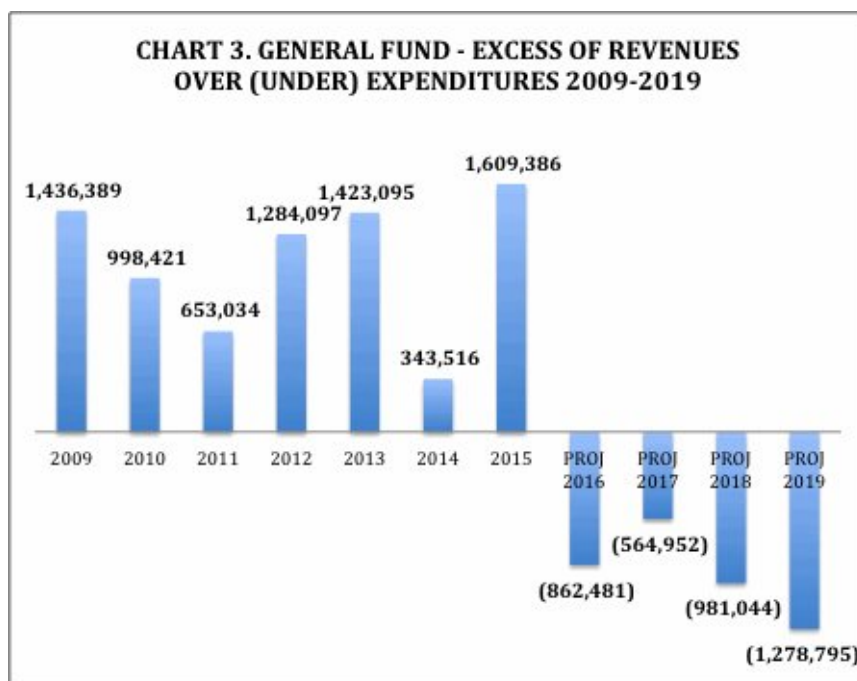
The City budget

I have been studying our budget closely, trying to understand how we have come to a situation that appears quite dire. Chart 3, created from the 2015 Budget [5] 5-year projections

, shows that, beginning next year, revenues are projected to fall well below projected increases in expenses. At the rate shown, the City's reserves will rapidly be depleted.

The results of past tax increases can be seen: FY 2009 show revenues from the 0.5 % Saluki Way tax; FY 2012, reinstatement of the property tax; FY 2013 increase in the property tax; FY 2014 another property tax increase; and FY 2015 (the current year), another property tax increase, a 0.25 % increase in the sales tax, and a 1 % increase in the hotel/motel tax.

[6]

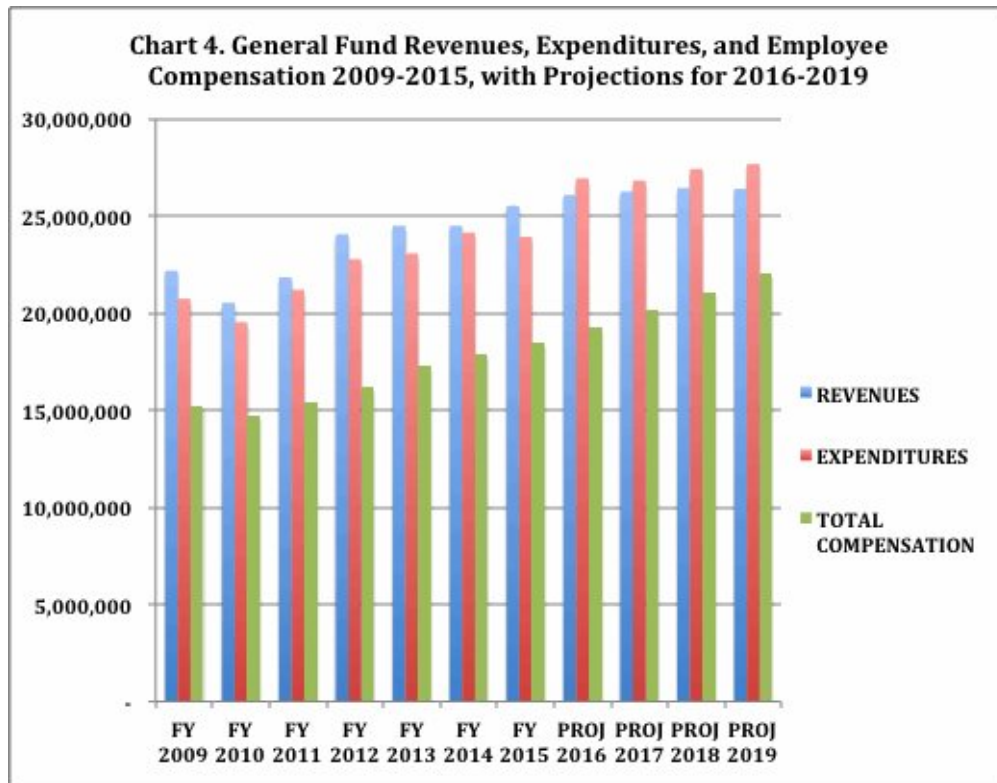


What, aside from increases in the police and fire pension funds, is driving the annual revenue crisis?

The City Manager [7] projected employee compensation (salaries, wages, and benefits) rising at 4.5 % a year for the years FY 2016-2019. This is consistent with overall increases in personnel costs since FY 2010. In an era of flat revenues and salaries, this seems like a large amount. In fact, it is. Chart 4 shows employee compensation rising steadily, even as revenues – without a tax increase – stay flat.

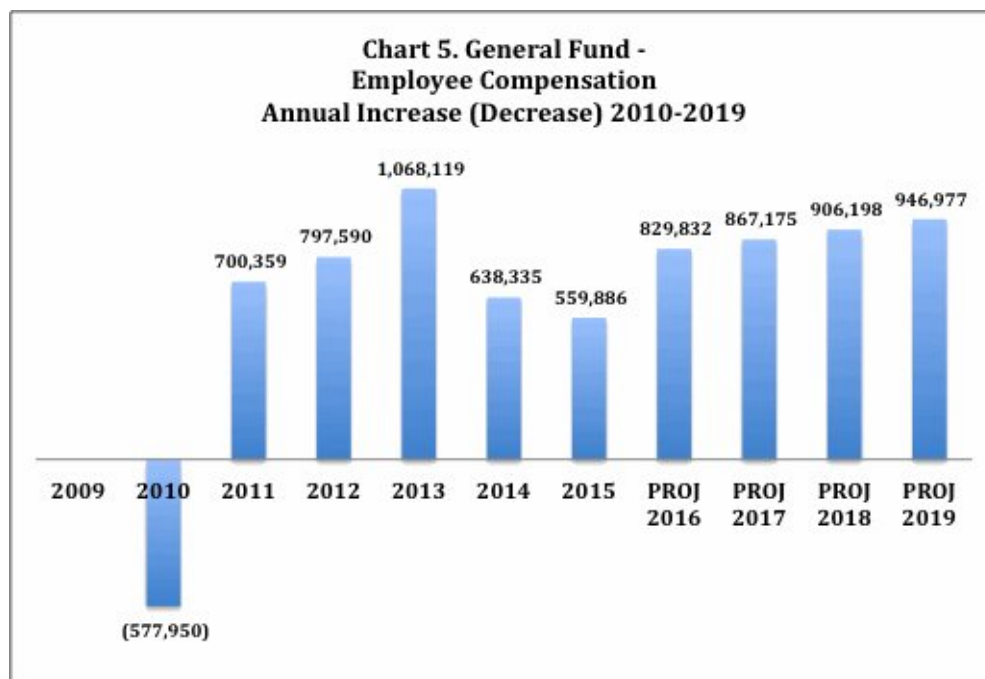
Note that these projections include the 2015 0.25 % sales tax increase continuing, although it is set to sunset in 2018.

[8]



In 2009, as the Great Recession dug deep, non-union employees were furloughed. That year, the City recouped \$577,950 in employee salaries (Chart 5) – despite increases in payments to the Police and Fire Pension Funds (Chart 6).

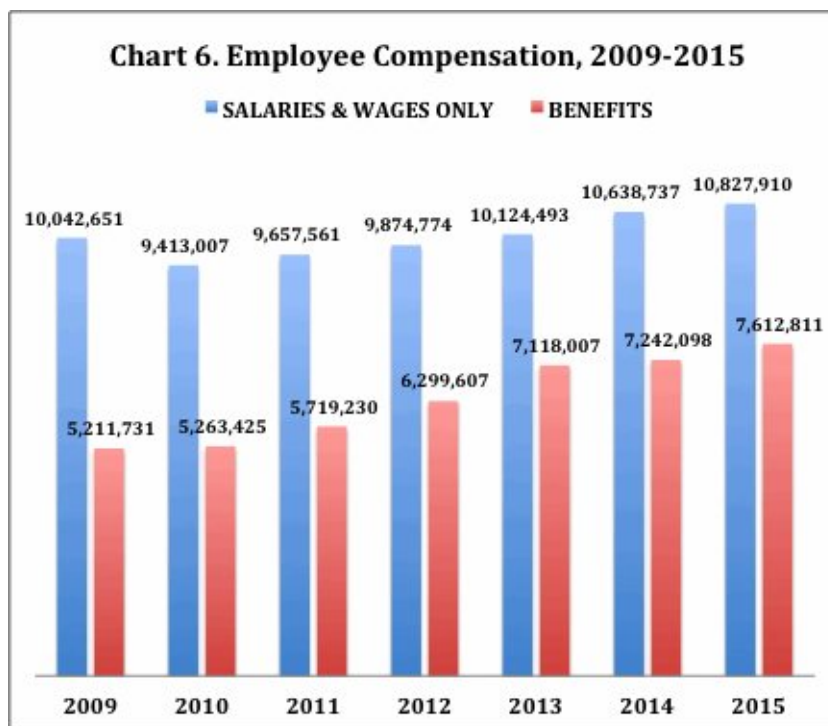
[9]



We know that employee benefits, especially the required payments to the public safety pension funds, are growing every year. These payments are mandated by state law. Even if they weren't, I believe we have a moral and practical obligation to make sure that employee pensions are adequately funded. Illinois State governments' decision to not pay their pension obligations demonstrates the folly of "robbing Peter to pay Paul".

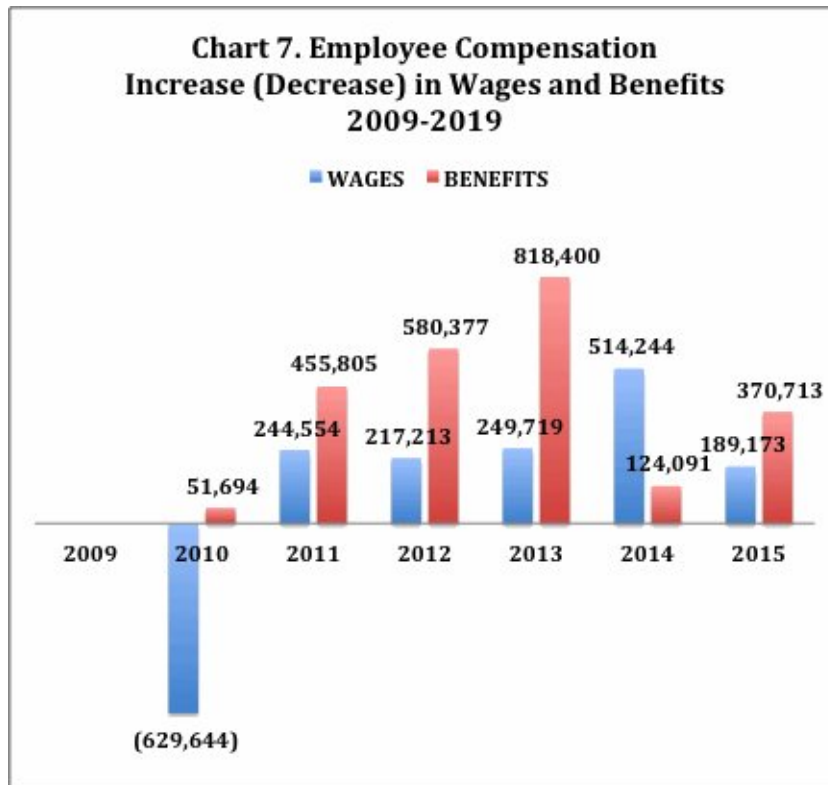
So I broke down employees' compensation into salaries and wages and benefits (see Chart 6).

[10]

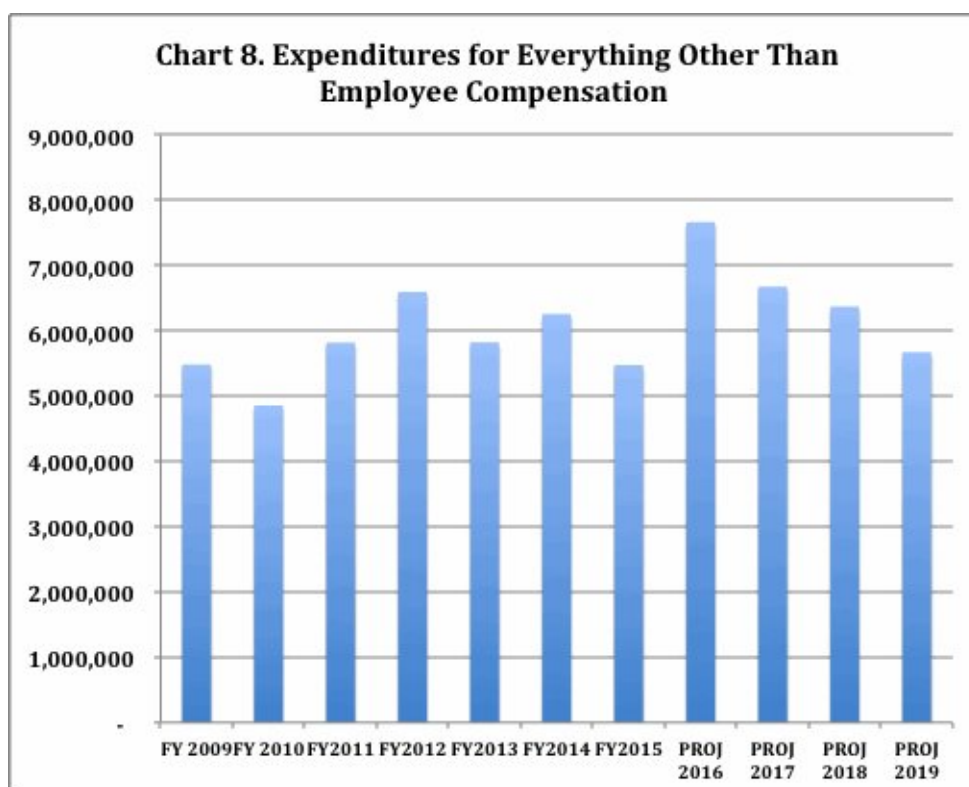


I wondered if benefits made up most of the increase in employee compensation, so I calculated the amount. Chart 6 shows that benefits tend to be rising more sharply than salaries and wages, but Charts 6 and 7 show that both rise significantly.

[11]

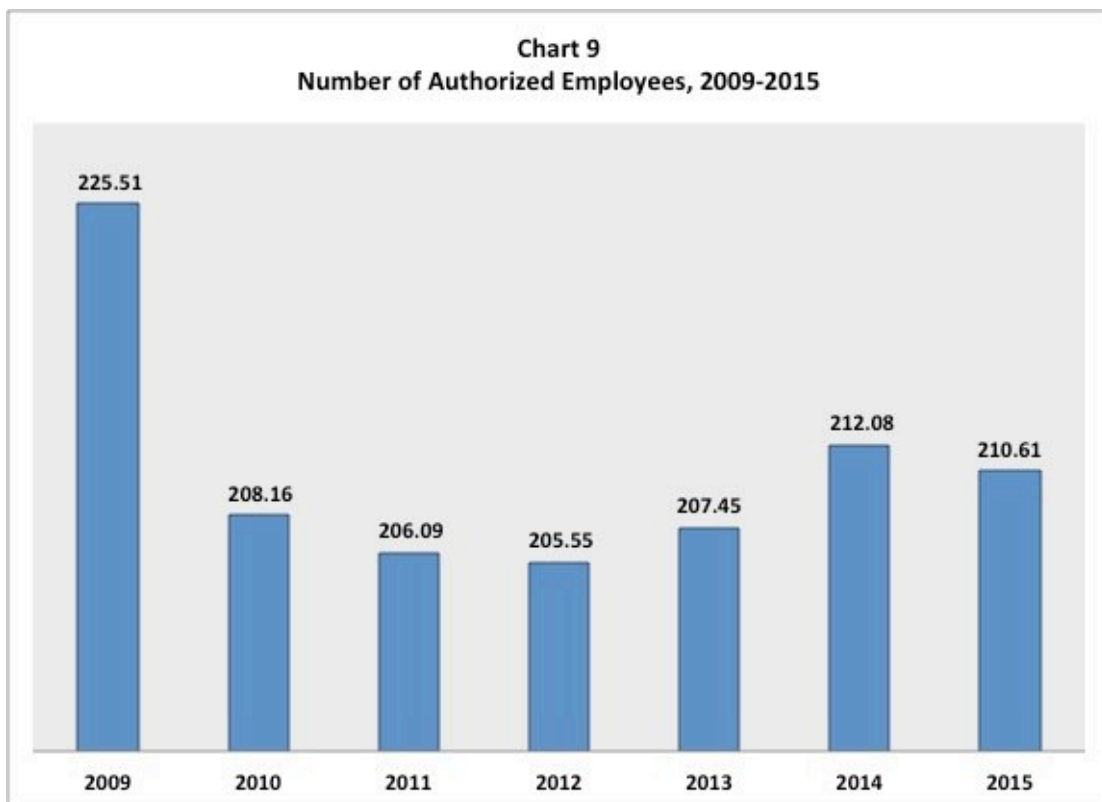


In contrast, except for a \$1 million plus expenditure for a new fire truck projected for 2016, all other expenses are projected to decline in the future (Chart 8). Other major investments show up in the City's revenues (for loans) and expenses. In the past few years, the City has built a new fire station, rebuilt Schwartz Street, and purchased a pumper truck for the Fire Department.



The City's budget covers other funds as well, but these are expected to be self-financing. The water and sewer system may face cost increases similar to the General fund, which I analyze here. While the General Fund is heavily dependent on tax revenues – hence the request for annual tax increases – other the water and sewer fund is supported by ratepayers. Council authorized long-term increases in rates which were expected to provide the funds to invest in our aging water and sewer lines. However, if the water and sewer increases parallel those of the General Fund, that department will soon face problems similar to the General Fund – and be required to ask for more rate increases.

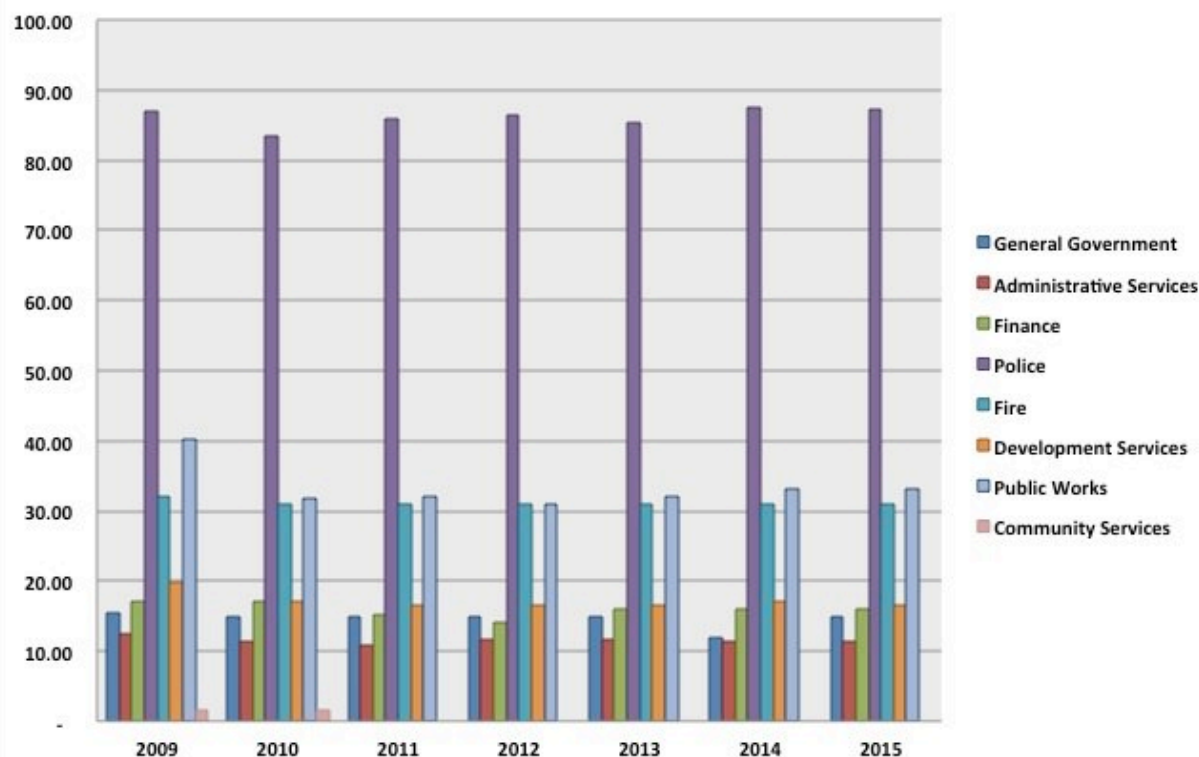
I did not include the number of employees in my original post, but a number of people have queried me about that number. Chart 9 shows the number of employees authorized in the budget for Fiscal Years 2009 through 2015.



Here are the number of employees by department.

[14]

**CHART 10. NUMBER OF AUTHORIZED EMPLOYEES
BY DEPARTMENT - 2009-2015**



General Government includes: Mayor & Council, city manager, city clerk, city attorney' Administrative Services Dept. includes Human resources, economic development, support services, and administrative serves for City Hall/Civic Center; Finance Dept. includes financial management, information systems; Police Dept. (no sub-units); Fire Dept. includes fire protection, emergency management; Development Services includes development management, building and neighborhood services, planning; Public Works includes engineering and administration, equipment maintenance, building maintenance, street maintenance, cemeteries, forestry.

Tomorrow (Tuesday, Nov. 18) is an opportunity for the public to weigh in on whether the City should increase the property tax by \$174,907 (18.584 %) over last year's levy.

Source of data: My figures were transcribed from the 2009 through 2015 budget books, available on-line. I found some discrepancies between authorized budget figures for the same year in different books, so minor differences may appear depending on which budget book was used for the transcription.

1. <http://www.ci.carbondale.il.us/node/127>
2. <http://explorecarbondale.com/city-council-meeting-34>
3. <http://www.adamscarbondale.org/wp-content/uploads/2014/11/C1-PieTaxRatesByDist.gif>
4. <http://www.adamscarbondale.org/wp-content/uploads/2014/11/C2-Total-Tax-Rate-1999-2013.gif>
5. <http://explorecarbondale.com/sites/default/files/pdf/financil-15/five-year/01SUM00.pdf>

6. <http://www.adamscarbondale.org/wp-content/uploads/2014/11/C3-Excess-Under.gif>
7. <http://explorecarbondale.com/sites/default/files/pdf/financil-15/five-year/01EXP.pdf>
8. <http://www.adamscarbondale.org/wp-content/uploads/2014/11/C4-RevExpCompChart.gif>
9. <http://www.adamscarbondale.org/wp-content/uploads/2014/11/C5-CompChange.gif>
10. <http://www.adamscarbondale.org/wp-content/uploads/2014/11/C6-Compensation.gif>
11. <http://www.adamscarbondale.org/wp-content/uploads/2014/11/C7-WageBenefitChange..gif>
12. <http://www.adamscarbondale.org/wp-content/uploads/2014/11/C8-OTS.gif>
13. <http://www.adamscarbondale.org/wp-content/uploads/2014/11/C9NoEmpl.jpg>
14. <http://www.adamscarbondale.org/wp-content/uploads/2014/11/C10NoEmployeesByDept.jpg>

How many bars are too many? | Jane Adams for Carbondale (2014-12-23 13:15:43)

[...] year Council raised the property tax – an increase I wrote and voted against. I presented more data last month to support my opposition to raising the property tax. This cycle of ever-increasing [...]

Budget, taxes and priorities | Jane Adams for Carbondale (2015-01-22 11:04:54)

[...] carefully analyzed the budget and our options in my blog just prior to the Nov. 18 meeting. At that time I said, “I could look favorably on tightly [...]

5.12 December

Stormwater run-off - mitigate or ignore? (2014-12-05 14:41)

City Council meeting Tuesday, Dec. 2, 2014.

If you have driven east on Walnut Street you have undoubtedly observed the very welcome razing of the apartment complex in the 900 block of East Walnut. Council rezoned the property to Secondary Business, in anticipation of [1] Heartland Women’s Healthcare building a new facility, along with some retail space, on the site.

[2]



Razing of 900 block of East Walnut. November 22, 2014

This is a very welcome development. Not only will a blighted property be vastly improved, but the project will bring good jobs and more visitors to Carbondale.

The owner of the property, Dr. Pradeep Reddy, is [3] requesting a variance from the stormwater detention requirements in the recently revised zoning code.

Last year [4] I wrote briefly about stormwater issues, reporting on an Illinois Municipal League [5] session on storm water utilities that I attended. In January, as we discussed the 2014-2015 Community Investment Program, I urged that the [6] City undertake a study to establish a storm water management plan.

The new (as of May 2013) zoning code requires that new construction include structures that would allow only as much run-off as would occur if the site were covered in grass. I agree with the intent of this provision; however, the cost of such structures can run into many thousands of dollars, making the cost of new construction prohibitive.

In the case of Dr. Reddy's property, the terrain is flat and is adjacent to an area prone to flooding from Piles Fork Creek, so the required detention pond would have to be buried below ground and would be extremely expensive. Since the project will provide slightly more green space than did the apartment complex, I'm inclined to support the staff recommendation

that the variance be granted.

[7]



Flooding at W. Cherry St. and S. Illinois Ave. 2012 <http://www.disaster-report.com/2012/09/carbondale-is-flooding-updated.html>

[8]



Flooding along E. Walnut near Piles Fork Creek. Piles Fork Creek <http://www.disaster-report.com/2012/09/carbondale-is-flooding-updated.html>

[9]



Piles Fork Creek flooding along E. Walnut and Wall St., at East Gate Shopping Center 2012
<http://www.disaster-report.com/2012/09/carbondale-is-flooding-updated.html>

However, this is an issue that will face Council repeatedly unless we address the larger policy implications created by our new hydrology regulations.

The City Manager is, therefore, using Dr. Reddy's variance request as the motivation for a Council discussion of the application of these regulations to Primary Business District – the Downtown business district.

He also suggests that the code be amended to allow stormwater runoff on new development to be judged on the basis of the pre-existing ground cover. This would allow a development like Dr. Reddy's to be judged on the basis of the buildings and parking lots that currently exist (or did before the buildings were razed), rather than being judged on the standard of grass cover.

This approach would not address our existing stormwater issues, but it would provide an incentive to re-develop blighted properties instead of seeking undeveloped land to build on.

I believe we need a full discussion of the entire range of storm water issues and solutions. Carbondale and its residents and businesses already face significant inconvenience and expense due to storm water run-off and flooding. Many weather scientists predict increasing variability in our weather due to global warming, with more frequent major storms. And, no matter our own local sense of urgency, state and federal regulations are becoming increasingly

strict in limiting stormwater run-off.

Many communities are creating stormwater utilities to address these concerns and costs. I attended a [10] session at the 2013 Illinois Municipal League meetings and talked with a number of exhibitors about their products, but my expertise in this area is limited. A 2006 Illinois Association for Floodplain and Stormwater Management (IAFSM) [11] seminar gives some additional background on storm water utilities.

As I understand them, these utilities generally charge all properties in the community on the basis of the amount of storm water that flows from them, and on the costs necessary to mitigate the runoff (averaged over the entire municipality). Although I don't believe general standards for setting fees exist, in principle a large lot with a small house surrounded by green space would pay less than a lot that was entirely covered by roofs and impervious pavements.

Most storm water utilities I'm aware of provide credits for water detention practices installed by individual property owners. If, for example, a homeowner or business installed pervious pavement (pervious concrete, pavers, grass paving, etc.), built water gardens, and placed rain barrels under downspouts, they would pay less to the utility. Storm water utilities may also provide credits and staff support to groups of residents of a specific watershed to develop solutions to flooding and gullying. All of these policies, and more, would have to be hammered out before a storm water utility could be created.

Some flooding problems require more expensive structures – ones that can only be provided by the city. Champaign's [12] Boneyard Creek Detention Project resolved destructive flooding along the Boneyard, a creek that flows through the center of town. Normal solved its Uptown drainage problem through an innovative storm water detention and purification system located underneath the [13] Uptown traffic circle .

These, and other innovative projects, might spur the imagination of our hydrologists and engineers as the Downtown Master Plan grapples with the major flooding that frequently occurs at the bottom of Cherry Street.

If we don't develop a comprehensive, citywide approach to storm water management, we can anticipate that requests for variances will come to Council for most development projects – not just in the Downtown area.

The City Manager observes that, in the near term, several projects are proposed in the Downtown. It may therefore be wise to address this district first, on a somewhat ad hoc basis. But – especially since the run-off that causes much of the Downtown's serious flooding comes from outside the district itself – it is urgent to create a citywide management plan.

Funds to hire a consultant to work with staff, Council, and the public should be included in the 2016 budget.

Sign ordinance amendment

Council has been asked by the Chamber of Commerce to [14] amend its sign ordinance to allow business owners a longer time period to display temporary, freestanding signs.

Carbondale's sign code restricts the number of days a business can display temporary

free-standing signs, such as banners, to 60 days a year. The Chamber of Commerce requested that Council allow businesses to be able to display temporary signs for an additional 102 days. The additional periods would be for businesses that target student move-in days in August, and for the Christmas season (November 20 through January 31).

The Planning Commission suggested that businesses be allowed to display banners and other temporary signs for a maximum of 100 days a year – 62 fewer days than the Chamber requested, but without restriction to specific dates.

Planning staff provided research-based analyses and recommendations that are included in the staff report. Their survey of comparable Illinois cities indicates that none of the surveyed cities allowed more than 90 days per year for temporary signs; most were considerably less, with an average of 58 days per year.

Please let your City Council members hear from you if you are concerned about these regulations.

That's all the General Business. The Consent Agenda is also short, with only 4 items. Among those items are minutes of the Preservation Commission for September 15 and October 20, 2014; the Planning Commission for October 15, 2014; and the Carbondale Public Library Board of Trustees for September 10, 2014.

I noted that the Library Board of Trustees evaluated Library Director Diana Brawley Sussman. The minutes state: "One trustee's comment summed up her performance well: 'We, the Board and the Community, continue to be fortunate that we have such a skilled, dedicated and energetic director of our library. We enjoy working together to improve all elements of library service to our community and patrons.'" With regard to resolving problems the library faces, another trustee conveyed confidence in her ability: "The director has been very astute in identifying strengths and weaknesses of the library's operation. She has most capably anticipated a number of issues and addressed them before they really became a problem. When faced with unexpected challenges, she has left no stone unturned in meeting them head-on."

Congratulations, Diana, on doing such a great job for Carbondale.

1. <http://www.ilobgyn.com/>
2. <http://www.adamscarbondale.org/wp-content/uploads/2014/12/Walnut-demolition.jpg>
3. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/120214/Item%206.2%20site%20plan%20for%20900%20910%20912%20E%20Walnut%20Detention%20Vari>
4. <http://www.adamscarbondale.org/all-quiet-on-halloween>
5. <http://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&cad=rja&uact=8&ved=0CCIQFjAA&url=http%3A%2F%2Fwww.iml.org%2Fams%2Fconf.cfm%3Fjob%3Dmaterial%26key>
6. http://thesouthern.com/news/local/council-talks-about-improving-carbondale/article_ceef034c-7826-11e3-8e0e-001a4bcf887a.html
7. http://www.adamscarbondale.org/wp-content/uploads/2014/12/Carbondale_flooding_photo_recent_natural-disasters.jpg
8. http://www.adamscarbondale.org/wp-content/uploads/2014/12/Carbondale_floods_recent_natural_disasters.jpg
9. http://www.adamscarbondale.org/wp-content/uploads/2014/12/Carbondale_floods_photo_recent_natural-disasters.jpg

10. <http://www.iml.org/ams/conf.cfm?job=material&key=47125>
11. http://www.floods.org/PDF/IAFSM_Stormwater_Uilities.pdf
12. <http://ci.champaign.il.us/departments/public-works/residents/stormwater-management/boneyard-second-street-detention-project/>
13. <https://lafoundation.org/research/landscape-performance-series/case-studies/case-study/395/>
14. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/120214/Item%206.1%20Text%20Amend%20displaying%20signage%20.pdf>

My yard signs are going out | Jane Adams for Carbondale (2015-02-10 10:31:38)

[...] City Staff amend our code to make sure the storm water detention requirements don't create major barriers to redeveloping blighted properties, like the ones on East [...]

Next Century Gigabit City (2014-12-15 16:09)

email newsletter sent 12/10/14

For the past several months, I've initiated and participated in meetings with Steve Mitchell of ConnectSI, Frontier, City Staff, and DAC members to move forward with making Carbondale a "Next Century City" and to create a Downtown wireless system.

Frontier's and Clearwave Communications' fiberoptic networks are developing Carbondale's fiberoptic capacity - and the economic opportunities ultra-high-speed connectivity unleashes.

This is the sort of the economic development I will promote as Mayor of Carbondale. One of my highest priorities is creating jobs for our youth and opportunities for entrepreneurs.

Gigabit capable fiber networks are crucial to building the new economy - and Carbondale is at the forefront.

Carbondale To Announce Status as One of the First Gigabit Cities In the US

Frontier Communications Helps Propel Carbondale into Gigabit City Status

High speed internet over 50 times faster

Using state grant funds and partnering with the City of Carbondale, [1] Southern Illinois University (SIU), [2] The Partnership for a Connected Illinois, and [3] ConnectSI, [4] Frontier Communications Corporation (NASDAQ:FTR) has completed installation of the first phase of a new, more reliable and faster Internet network that enhances Carbondale's ability to compete on a global scale. This [5] Next Generation network is 50 times faster than what is currently available, making Carbondale the Southern Illinois region's first "Gigabit City".

The distinction enhances Carbondale's ability to spur high-tech job growth, develop 21st century technologies, and compete globally in attracting new jobs and people to the region. "This is a very significant upgrade that allows customers to download 1000MB of data in seconds instead of minutes, take advantage of the Cloud to help lower hardware and application costs, and support dozens of online devices at the same time" said Eric Shadley, General Manager for Frontier. Leveraging its new status as a "gigabit city", Carbondale recently joined "Next Century Cities", a national consortium of gigabit cities that are committed to strengthening communities nationwide to prosper and compete in the 21st century. Mayor Don Monty states that "Next Century Cities is an ideal platform for Carbondale to connect with other communities that share our enthusiasm in developing 21st century technologies. Our ability to innovate and develop fiber technology will enhance our connectivity and economic competitiveness while also providing a unique quality of life amenity for our residents." As a result of Frontier's Gigabit Network, plans are underway that include Carbondale's participation in a competitive grant opportunity from Frontier, DISH Network and CoBank called [6] America's Best Communities Competition and to develop a new, robust downtown Wi-Fi system. Each of these initiatives compliments the recent work of Carbondale's [7] Downtown Advisory Committee to lead a revitalization plan of downtown. Partnerships with SIU scholars will allow Carbondale to leverage economic benefits through commercialized research and cutting-edge innovation. In addition, new businesses created at the [8]

SIU Research Park will now have Internet speeds equal to start-up hubs in Chicago, St. Louis, and other major cities, enabling entrepreneurs to transfer and collect data faster than ever. "Collaboration between the City of Carbondale, Southern Illinois University and Frontier, along with support from the Governor's office, made this opportunity possible and it is exactly those kinds of partnerships that will move the economies of Carbondale and Southern Illinois forward." said Steven Mitchell, with The Partnership for a Connected Illinois and ConnectSI. "In addition to the potential economic benefits, there is also a significant potential to enhance access to healthcare. We are extremely proud to have been able to be part of this process".

About Frontier Communications Frontier Communications Corporation (NASDAQ: FTR) offers broadband, voice, video, wireless Internet data access, data security solutions, bundled offerings, specialized bundles for residential customers, small businesses and home offices and advanced communications for medium and large businesses in 28 states. Frontier's approximately 17,000 employees are based entirely in the United States. More information is available at [9] www.frontier.com and [10] www.frontier.com/ir . For information about Frontier, contact Andrea Fast, Marketing Specialist, 260-461-2443.

Gigabit Project Connection Ceremony

When: 3:00 p.m. on December 12, 2014

Where: Carbondale Main Street Office, 121 S. Illinois Avenue, Carbondale, Illinois

The City of Carbondale will hold a press conference to announce new broadband initiatives.

For more information contact City Manager Kevin Baity at 457-3226.

Carbondale Joins Austin, Portland, and Chattanooga as Next Century Cities Leader for High-Speed Internet *Nationwide initiative supports broadband investment for community development* **December 10, 2014** – Today, **Mayor Don Monty** announced **Carbondale**

has joined [11] Next Century Cities , a bipartisan, city-to-city initiative dedicated to ensuring the availability of next-generation broadband Internet for all communities. “Next Century Cities is an ideal platform for Carbondale to connect with other communities that share our enthusiasm in developing 21st century technologies. Our ability to innovate and develop fiber technology will enhance our connectivity and economic competitiveness while also providing a unique quality of life amenity for our residents.” – Mayor Don Monty. Carbondale has been at the forefront of fiber deployment in the Southern Illinois region. In 2010, [12] Clearwave Communications was awarded \$31.5 million in grant funds to install a high-speed fiber network across a 23-county region of southern Illinois. This project provides commercial gigabit service and has connected Carbondale to anchor institutions in many of the region’s rural and economically distressed counties. In 2013, Carbondale formed a partnership with [13] Frontier ,[14] Southern Illinois University , and [15] Connect SI , and received a [16] \$1.5 million grant to build a fiber network in Carbondale. As the region’s first “[17] gigabit city ”, this network is available to residential and commercial customers and is up to 50 times faster than speeds currently available. These improvements will help us recruit new business to the region and enable SIU scholars, innovators and entrepreneurs to connect globally. “Next Century Cities welcomes **Carbondale, Illinois**, the latest community to join us in support of high-speed Internet” said Deb Socia, Executive Director of Next Century Cities. “We encourage all cities who are interested in recognizing the benefits of these investments to business, schools, government, and more to join this initiative.” To date, 50 cities and their elected leaders have joined Next Century Cities in recognition of the importance of leveraging gigabit-level Internet to attract new businesses and create jobs, improve health care and education, and connect residents to new opportunities. Next Century Cities will support communities and their elected leaders across the country as they seek to ensure that all have access to fast, affordable, and reliable Internet. Next Century Cities member cities include: *Ammon (ID), Arvada (CO), Auburn (IN), Austin (TX), Beverly Hills (CA), Boston (MA), Burbank (CA), Carbondale (IL), Centennial (CO), Centerville (UT), Champaign (IL), Chattanooga (TN), Clarksville (TN), Columbus (OH), Culver City (CO), Gresham (OR), Jackson (TN), Kansas City (KS), Kansas City (MO), Lafayette (LA), Leverett (MA), Lexington (KY), Los Angeles (CA), Louisville (KY), Medina County (OH), Montrose (CO), Morristown (TN), Mount Vernon (WA), Opelika (AL), Palo Alto (CA), Ponca City (OK), Portland (OR), Raleigh (NC), Rockport (ME), Salisbury (NC), San Antonio (TX), Sandy (OR), Santa Cruz County (CA), Santa Monica (CA), South Portland (ME), South San Francisco (CA), Stamford (CT), Syracuse (NY), Tucson (AZ), Urbana (IL), Vancouver (WA), Westminster (MD), Wilson (NC), Winthrop (MN), and Yellow Springs (OH)*. For more information contact Gary Williams, City of Carbondale, 618-457-3286.

1. <http://www.siu.edu/>
2. <http://www.broadbandillinois.org/index.html>
3. <http://www.connectsi.us/>
4. <http://frontier.com/>
5. <http://www.zdnet.com/topic/next-generation-networks/>
6. <http://west.frontier.com/media-center/blog/frontier-and-dish-team-up-to-revitalize-small-cities-with-americas-best-communities/>
7. <http://explorecarbondale.com/downtown-master-plan>
8. <http://researchpark.siu.edu/>
9. <http://frontier.com/>
10. <http://investor.frontier.com/>
11. <http://nextcenturycities.org/>
12. <http://www.clearwave.com/clearwave/>
13. <http://frontier.com/>

14. <http://www.siu.edu/>
 15. <http://www.connectsi.us/>
 16. <http://www3.illinois.gov/PressReleases/ShowPressRelease.cfm?SubjectID=2&RecNum=11483>
 17. <http://broadband.about.com/od/speedissues/a/Gigabit-Cities-Growing-In-Popularity.htm>
-

Mayoral challenge resolved (2014-12-15 16:12)

I'm glad to learn that the challenge to Mike Henry's legal residency has been resolved in his favor. This decision will lay to rest any rumors concerning his residence in Carbondale.

As I have consistently said, Carbondale voters need a choice. I look forward to this campaign for Mayor of Carbondale.

I expect as the campaign develops residents will have the opportunity to decide whose vision and program for the future of Carbondale they prefer. There is a clear contrast between my long record of engagement with issues facing Carbondale and my opponent's record.

My opponent says that we need to increase revenues - that is, taxes. I have consistently voted against property taxes and insisted that savings be found within City Hall.

Over the past two decades I have been active in my neighborhood association, served on the Comprehensive Plan Advisory Committee, and served on Carbondale's City Council. During this period my husband and I have restored several historic properties, stabilizing a residential neighborhood that was in danger of conversion to poorly maintained rental housing.

We have invested our capital, our energy, and our time in promoting a revitalized future for Carbondale.

For the past four years I have regularly communicated with Carbondale's residents regarding issues before the City Council. My priorities are clearly spelled out through this record and in my platform. Both can be read on my website [1] <http://www.adamscarbondale.org>

I look forward to serving the residents of Carbondale and the businesses that operate here. We face a difficult period, but with wise and competent leadership on Council and in City Hall, Carbondale can emerge from this recession stronger and more vital than it has been in many years.

1. <http://www.adamscarbondale.org/>
-

How many bars are too many? (2014-12-16 10:39)

City Council meeting

Tuesday, December 16, 7:00 p.m., Civic Center Room 108

Televised on cable Channel 16, [1] streamed on City site

The agenda for tonight's Council meeting is [2] available on-line .

For quite some time Council has been hearing and responding to requests to update our liquor code. Two revisions [3] will be taken up tonight: Whether to expand the number of bars licenses or take the cap off of bar licenses, and whether to create a special license for stand-alone video gaming establishments.

The Liquor Advisory Board voted to support increasing the number of bar licenses from 16 to 20; they also voted to create a stand-alone video gaming license.

Currently, all 16 bar licenses are taken. Please let your Council members know your views on whether or not the cap should be removed, whether it should be increased to 20 (or some other number), or whether it should remain at 16. Council will vote on these proposed amendments tonight.

Council's sentiments regarding creating a stand-alone video gaming license will be discussed. Your input will be useful.

Downtown Master Plan

The Downtown Advisory Committee (DAC) has completed the first phase of its work. Council members received copies of their Interim Report for this week's meeting; copies are available at the Library and in City Hall at the City Clerk's and Development Services offices. Reports from each meeting are posted on the [4] DAC website .

Through an [5] extensive series of very well-attended sessions, the DAC compiled a list of priorities for revitalizing Downtown, created a vision statement (see below), and established "next steps."

Council will be [6] discussing how to proceed with the second phase of the Downtown planning process.

DAC recommendations for consultants

Based on priorities identified at this fall's sessions, the DAC identified a range of consulting services that they believe are necessary to advise them regarding implementation of their goals. These consultants include

- transportation engineers who can advise on parking, creating complete streets, converting US 51 to two-way traffic, and better linking the Downtown with the surrounding areas;

- urban planners to advise on code reforms, combining residential and commercial/business uses, methods for connecting the SIU campus with downtown, and incorporating various other uses in the downtown;
- civil/sanitary engineers and storm water management experts to address various infrastructure issues, including burying the power lines;
- landscape and design architects and sign and streetscapes designers to address a range of issues dealing with the visual and aesthetic dimensions of downtown revitalization; and a
- branding consultant to help sharpen the themes identified by the DAC as creating the core of our downtown's unique identity.

A bit of background: Due to what appears to have been miscommunication between Council and staff, staff designed a consultant-driven planning process. As the City Manager outlines in the [7] Yellow Sheet , 14 design firms responded to the [8] Request For Qualifications they circulated. They selected and interviewed 5 finalists. However, on receiving the staff recommendation for a consultant, at its [9] July 15 meeting Council clarified its requirement that the process be citizen-led.

On the basis of that City Council meeting, the DAC moved forward in a unique, and exciting, series of sessions that defined Carbondale's (rather than an outside consultant's) vision of what Carbondale needs to do to revitalize its Downtown.

Now we're at "next steps", which all agree requires getting expertise to complete the Downtown Master Plan.

City Manager recommendation for consultant

The City Manager recommends that staff submit an updated Request for Qualifications along with the DAC's Interim Report to the five firms they previously selected.

Alternatively, they suggest that the revised RFQ go to the 14 firms that responded to the initial RFQ, or that a new RFQ be developed for a new selection process.

An alternative process proposed by the City Manager would use City and University staff

to complete the project, building on the DAC's work, to update the [10] 1990-2000 plan .

Council decision to be made

As I understand Council's charge to the DAC, the job of the principle consultant is to work with the DAC (along with all members of the public who wish to participate) to draft the final Downtown Master Plan.

The principle consultant would put together the consulting team that included all the specialties identified by the DAC. Some members of the team might be from the consultant's firm, but others might not.

Whatever the case, the nature of the project and the team members needed seem to differ significantly from the initial RFQ, which primarily sought to create a downtown design and land use plan, with major goals largely assumed.

Council specifically sought a comprehensive planning process when it appointed the DAC. And the DAC delivered far more than we could have had reason to expect from a group of people who did not initially know one another and who came from a wide variety of backgrounds and interests. They exhibited the incredible talent and sense of civic responsibility that makes Carbondale such a special place.

The vision, priorities, and goals articulated by the DAC are quite distinct from those articulated in the original RFQ, and they very likely would elicit responses from urban planning firms that might not have responded to the original RFQ.

Council specifically sought a citizen-led process – not the process implied in the initial RFQ, which assumed a staff and consultant-led process. Any consultant selected must understand that their first responsibility is to working with the DAC. As during the last few months, City and University staff would serve as support staff, helping the DAC bring their vision to fruition.

Council's discussion will clarify what City Council members seek as the process moves to the next phase. Public input is, as always, welcome.

Property tax levy

The property tax levy comes, as usual, in three parts. The [11] first ordinance sets the 2014 levy for the City and the Carbondale Public Library. [12] The second abates the amounts levied to secure General Obligation Bonds. And the [13] third establishes the levy for the area covered by Carbondale Main Street – the Downtown Special Services Area Number One.

This year city staff is seeking \$1,035,263 in property taxes from the residents of Carbondale. Based on City Council direction, the proposed increase will be 10 % (\$94,115) over last year's assessment, instead of the 18.58 % (\$174,907) initially proposed by staff.

Public Safety pension funds

Carbondale's share of property taxes is entirely dedicated to the public safety pension funds. This year's property tax levy will cover only part of the police and fire pension funds;

the rest will come from the General Fund.

Public safety pension funds are managed by local municipalities instead of being part of a state pool. State law requires that these funds be placed in very secure – and hence low-yielding – investments. At the same time, the state-established actuarial formulas have changed, reflecting longer retirements. And the State determines the amount of funding municipalities must make to the pension funds.

The financial bust of the Great Recession hit these pension funds hard, as it did most private savings. Even though the stock market has rebounded, bond and money market yields remain very low. Illinois' reforms to the police and fire pension funds put the entire cost of ensuring their long-term viability on local municipalities – and the State Legislature is instituting teeth to assure that we pay the legally required amounts.

I believe that, no matter what State law requires, Carbondale is obligated to provide secure pensions for our employees. I'm pleased that we are on track to bring the public safety pension funds to safe levels of funding.

I also believe that governments should only raise taxes as a last resort. Many of Carbondale's residents live on fixed incomes; wages and salaries for most SIU employees and workers at other local businesses have been flat for several years.

Additionally, even if no taxing district increases their levy, homeowners and other property owners will pay more. This is because number of Carbondale's retail businesses have sought and obtained decreases in their property tax assessments. When they pay less, the burden is shifted onto other property owners.

Last year Council raised the property tax – an increase [14] I wrote and voted against . I presented [15] more data last month to support my opposition to raising the property tax. This cycle of ever-increasing taxes cannot continue if Carbondale is to prosper.

Last year, three months after raising property taxes, Council members learned that the City faced a \$977,000 shortfall for this fiscal year. We therefore passed a ¼ percent sales tax increase and an increase in the hotel tax. That tax will sunset April 30, 2018, the same date as the expiration of the ¼ % tax established in 1999 to fund the new high school.

With careful budgeting, the sales tax increase (which was collected for only 10 months this fiscal year) should provide enough revenue next fiscal year to cover the increase in public safety pension fund contributions without an additional increase in property taxes.

I support the Library's property tax request, as that is its sole source of support. But I intend to vote against the increase in the property tax for funding police and fire pensions.

Downtown Advisory Committee Vision for the Downtown

Carbondale seems to be coming alive, shaking off the recession blues. Among the most hopeful signs: [16] The Downtown Advisory Committee has drawn large numbers of residents to its bi-weekly meetings.

At their final meeting before selecting consultants, the DAC summarized the priorities that emerged from their deliberations. Here is their vision for the Downtown.

Downtown Carbondale is the soul of our college town where commerce, culture, and community converge. With a distinct sense of place, the downtown celebrates a rich heritage. It is a mix of business, dining, arts, entertainment, lodging, housing, and recreation. Downtown is vibrant and creative in a beautiful, safe, and sustainable setting. It is inviting for all ages and cultures within a technologically advanced world-class community.

This unprecedented citizen-led planning process was created by the unanimous vote of Council, with strong staff support. You can [17] read reports from the last 7 meetings, including the finally [18] summary of the top 5 ideas from each meeting .

1. <http://www.ci.carbondale.il.us/node/127>
2. <http://explorecarbondale.com/city-council-meeting-36>
3. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/121614/Item%206.4%20Amend%20Title%20Two%20Class%20B%20Liquor%20Licenses.pdf>
4. <http://explorecarbondale.com/downtown-master-plan>
5. <http://explorecarbondale.com/downtown-master-plan>
6. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/121614/Item%206.5%20Direction%20and%20Next%20Steps%20in%20Downtown%20Master%20Plan.pdf>
7. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/121614/Item%206.5%20Direction%20and%20Next%20Steps%20in%20Downtown%20Master%20Plan.pdf>
8. <http://explorecarbondale.com/sites/default/files/images/downtown/Req%20for%20Qual%20for%20Downtown%20Master%20Plan%20Prof%20Services.pdf>
9. http://cityofcarbondale.granicus.com/MediaPlayer.php?view_id=2&clip_id=142&meta_id=6634
10. <http://explorecarbondale.com/node/66>
11. <http://explorecarbondale.com/city-council-meeting-36>
12. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/121614/Item%206.2%20Abatements%202014%20Tax%20Levies%20G0B.pdf>
13. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/121614/Item%206.3%202014%20Downtown%20SSA%20Tax%20Levy.pdf>
14. <http://www.adamscarbondale.org/taxes-yet-again>
15. <http://www.adamscarbondale.org/should-property-taxes-be-increased>
16. <http://cts.vresp.com/c/?JaneAdamsforCarbondale/3bb7200907/07ddc3f468/7d414d2cf9>
17. <http://cts.vresp.com/c/?JaneAdamsforCarbondale/3bb7200907/07ddc3f468/56f0694281>
18. <http://cts.vresp.com/c/?JaneAdamsforCarbondale/3bb7200907/07ddc3f468/85e7899e71>

6. 2015

6.1 January

Starting the New Year right: Money, liquor, gaming, and zoning
(2015-01-05 20:06)

Tuesday, January 6, 7:00 p.m., Civic Center Room 108

Televised on cable Channel 16, [1]streamed on City site

I hope your new year is starting out well. As we came into town from our vacation I was surprised and pleased to see support already for my campaign for mayor. Thank you, Egyptian Corner!

[2]



We're into the budget cycle, which will continue through April. Two items on the [3]agenda deal with money: an [4]ordinance to refinance the \$1.5 million remaining on the 2006 street improvement bonds, and discussion of [5]proposed additions to the Community Investment Program.

The [6]rezoning of the old Armory is also on the agenda, along with a [7]request for TIF reimbursement for renovations in the Downtown.

Finally, based on Council request at our last meeting, staff is bringing forward an ordinance to create a new [8]video gaming liquor license.

Rezoning Armory

Almost 3 years ago the Illinois Department of Military Affairs stated that Andy Wallace was the [9]top bidder on the old Armory at the corner of Oakland and Sycamore. The Armory was in zoning limbo, since the only legal use for the buildings is as single family residences.

For the past year and a half City staff and the Planning Commission have been working on a zoning classification that would allow the Armory, and other large public buildings in residential neighborhoods, to be rezoned so they can be reused for commercial purposes. In November, Council finally created a Neighborhood Business District zone that will allow such reuse.

Andy Wallace's [10]request to rezone the Armory and to pre-approve 35 special use permits has been approved by the Planning Commission. Council will take up the issue at this week's meeting.

Let your Council members know your views on this rezoning and issuing of special use permits.

Community Investment Program - New projects proposed

Every year the City solicits suggestions for new projects that residents would like to see. The [11]Community Investment Program is the City's main method of listing and, to some extent, prioritizing major capital investments in the City's infrastructure. The annual lists of funded and unfunded projects are posted on the City's "[12]Financial Overview" page.

If you look at the [13]FY 2015 list, you will see projects that have been on the list for decades. For example, the Bikeway Network Plan has been on the list since 1983. Many street improvements have been on the list since as far back as 1981, and one sanitary sewer project has been on the list since 1973!

The backlog of desired - and sometimes necessary - investments is sobering, especially in our residential neighborhoods. This is something Council and staff need to address in the Council's strategic planning processes.

The [14]list that Council will consider contains proposed additions by the public, the Planning Commission, and staff.

Video gaming liquor license

Two years ago Illinois [15]allowed video gaming. Since then, video gaming has taken off. Originally, we saw the machines being installed in social clubs like the Elks and in existing bars and restaurants. But then entrepreneurs saw an opening for making money by setting up video gaming parlors that used the fig leaf of serving alcohol to get their license.

A few months ago the Local Liquor Control Commission (made up of all Council mem-

bers except Lance Jack, who cannot serve because he holds a liquor license) was asked to approve a bar license for such a business. With no legal basis to refuse it, we issued the license.

However, it seems to be the consensus of Council that bar licenses should be restricted to bona fide bars and, further, that there should not be a proliferation of stand alone video gaming parlors.

The [16]ordinance proposed by staff creates a new license specifically for stand-alone video gaming establishments. It caps the number of licenses at 5, and requires that they be at least 500 feet from any other liquor license holder.

Please let your Council members know your opinion about how stand-alone video gaming parlors should be treated.

Bond refinance

There are two years remaining on the bonds sold in 2006 to pay for the street resurfacing done that year. The bonds carry an interest rate of 6.25 %; the new rate will be approximately 1.6 %. After all the fees, refinancing will save about \$55,000, and the bonds will still be paid off in December 2016.

This seems like a good deal.

TIF agreement

The owner of 400 S. Illinois (the building at the corner of W. Elm St. and S. Illinois), Vernon Cornell, seeks reimbursement for improvements on his property, up to \$15,000. We established the TIF to promote reinvestment in Downtown properties – what Mr. Cornell wishes to do.

[17]



Building our neighborhoods

Neighborhood Alliance [18]Annual Meeting, Saturday, January 17, 9:30 a.m. - noon First United Methodist Church. Informal soup luncheon following meeting. Focus: Neighborhood Business Districts, disaster preparedness.

1. <http://www.ci.carbondale.il.us/node/127>
2. <http://www.adamscarbondale.org/wp-content/uploads/2015/01/Egyptian-corner.jpg>
3. <http://explorecarbondale.com/city-council-meeting-18>
4. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2015-agendas/010615/Item%206.1%202006%20Bond%20Refunding.pdf>
5. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2015-agendas/010615/Item%206.4%20FY%202016%20CIP%20Checklist%20Review%20for%20Projects.pdf>
6. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2015-agendas/010615/Item%206.2%20Rezone%20Request%20Andy%20Wallace.pdf>
7. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2015-agendas/010615/Item%206.3%20TIF%20Redevelopment%20Agreement%20Vernon%20Cornell.pdf>
8. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2015-agendas/010615/Item%206.5%20Title%20Two%20Liquor%20Licenses%20Video%20Gaming.pdf>
9. <http://www.adamscarbondale.org/551>
10. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2015-agendas/010615/Item%206.2%20Rezone%20Request%20Andy%20Wallace.pdf>
11. <http://explorecarbondale.com/fiscal-year-2015-annual-community-investment-program>
12. <http://explorecarbondale.com/city-carbondale-financial-overview>
13. <http://explorecarbondale.com/sites/default/files/pdf/financil-15/Five%20Year%20CIP%20FY%202015%20FY%202019.pdf>
14. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2015-agendas/010615/Item%206.4%20FY%202016%20CIP%20Checklist%20Review%20for%20Projects.pdf>
15. <http://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=8&cad=rja&uact=8&ved=0CEwQFjAH&url=http%3A%2F%2Fwww.ilga.gov%2Flegislation%2Ffilcs%2Ffilcs5.asp%3FAct>
16. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2015-agendas/010615/Item%206.5%20Title%20Two%20Liquor%20Licenses%20Video%20Gaming.pdf>
17. <http://www.adamscarbondale.org/wp-content/uploads/2015/01/blade-king-barber-shop.jpg>
18. <http://explorecarbondale.com/carbondale-neighborhood-alliance-meeting>

Budget, taxes and priorities (2015-01-22 11:04)

email sent 1/20/15

Special City Council Meeting

Tuesday, January 20, 6:00 p.m., Civic Center Room 108

Televised on cable Channel 16, [1] streamed on City site

The City Council will meet a 6:00 p.m. Tuesday evening [2] to discuss the current budget situation (as of December 31), potential new revenue sources, and priorities for next year's budget. There is no business on the agenda on which to vote.

We are at the front end of developing the FY 2015-2016 budget and, as previous discussions in the Special City Council meeting held [3] November 6, 2014 , made clear, our budget situation is not good. Costs are rising and revenues are essentially flat.

At the November 18 meeting Council held a public hearing on a proposed property tax increase. Councilman Fronabarger and I [4] argued strongly against the increase and, following discussions, Councilwoman Harvey proposed reducing the increase staff had proposed from 18.584 % over the current levy (\$174,907) to 10 % over the current levy (\$94,115). On [5] December 16 that 10 % levy passed, again with Councilman Fronabarger and myself voting no.

I carefully analyzed the budget and our options [6] in my blog just prior to the Nov. 18 meeting. At that time I said, "I could look favorably on tightly targeted taxes for projects that revitalize the city, but that we cannot otherwise afford."

That analysis showed that Council has raised taxes in Fiscal Years 2009, 2012, 2013, 2014, and 2015. Sales taxes were increased in FY2009 (0.05 %)and FY2015 (0.25 %); property taxes were increased each year since FY2012; and the hotel/motel tax was increased by 1 % in FY2015.

Two special-purpose quarter percent sales taxes – for the new High School and for street improvements – will be expiring in the next few years, and, due to an amendment I made, the sales tax enacted last year sunsets in FY2018. So two years from now Council will be considering whether or not to re-establish these taxes or allow them to go away.

In the meantime, I believe we cannot afford to increase the tax burden on our residents. We must find some way to live within our means. And – anticipating that the state's budget will be very tight over the next few years – we must develop vigorous recruiting strategies to develop greater strength in our private sector.

In short, we need to undertake serious strategic planning for the City. The development of the Downtown Master Plan, now underway, is a good first step. But we face city-wide issues that need to be addressed, with a very tight budget.

I expect we will cover some of these issues, as well as addressing the current deficit and projected FY 2016 deficit.

1. <http://www.ci.carbondale.il.us/node/127>

2. <http://explorecarbondale.com/special-city-council-meeting-5>

3. http://cityofcarbondale.granicus.com/MediaPlayer.php?view_id=2&clip_id=158&meta_id=7443

4. http://cityofcarbondale.granicus.com/MediaPlayer.php?view_id=2&clip_id=160&meta_id=7549

5. http://cityofcarbondale.granicus.com/MediaPlayer.php?view_id=2&clip_id=166&meta_id=7768

6. <http://www.adamscarbondale.org/should-property-taxes-be-increased>

6.2 February

My yard signs are going out (2015-02-10 10:31)

Council agenda: Taxes and Storm Water Detention

City Council meeting

Tuesday, February 10, 7:00 p.m., Civic Center Room 108

Televised on cable Channel 16, [1] streamed on City site

I was out Sunday, enjoying the wonderful weather with my crew putting up yard signs. The campaign season has begun.

We make every effort to assure that the yard signs go ONLY into the yards where people have requested them. However, we know from experience that signs will be moved, removed, and replaced by pranksters. Please let us know immediately if a sign has been misplaced, stolen or damaged. We will get to you on the same day. If you want more signs or know someone who supports my campaign, please email me or call 457-8228 and let us know. We appreciate it.



Volunteers putting out yard signs on West Walnut. Do you want one?

City Council meeting

Two significant items are on this week's [3] agenda: A change in the code that should reduce barriers to development and redevelopment, and a discussion of additional taxes.

Taxes

Today's Southern Illinoisan had an [4] editorial against raising Carbondale taxes. While I agree with the editorial - Council should not raise taxes for our operating budget - the editor misses an important way in which Carbondale differs from all other towns around here.

Carbondale's economic base is SIU and, to a lesser degree, SIH/Memorial Hospital. As non-profit organizations, neither pay taxes.

Because of SIU Carbondale's population has an average age of 23 – not the 40-something of the rest of the state. Carbondale is 70 % millennials – the youngest in the state.

SIU and SIH/Memorial Hospital give us an effective population double or triple the 27,000 enumerated by the census, as people flow into town to work and to recreate.

SIU hosts many large events, from regular football and basketball games to huge week-ends like Homecoming and graduations. Those events bring business – but they also require large numbers of police and other services.

And, as I said, SIU nor SIH pay property or sales taxes.

Somebody has to pay for the huge amount of services these public institutions require.

Over the years, the decision has been made to use our sales tax, rather than our property tax, to recapture some of the financial burden placed on this city by these institutions. I think that's good public policy. I have argued and voted against raising the property tax.

However, at the current taxing level, our City administration has been unable to dedicate funds for improving and enhancing our City infrastructure. You can see this in the comments made by people surveyed last year. Carbondale, people too frequently say, is unattractive, dirty, even ugly.

Carbondale a destination

Carbondale is a destination for tens of thousands of visitors every year. In many ways they are the financial lifeblood of this community. We must recognize and build on that "comparative advantage."

We must make Carbondale the first place people in the region think of for weekend recreation. And we must be the place out-of-town visitors wish to stay when visiting the Wine Trail and the Shawnee National Forest. And we must become the premier place to live in the region.

To accomplish this we will need new money.

Proposals for new taxes

A couple of years back I proposed a small tax on package liquor that would create a pool of funds for developing an "outdoor and active" lifestyle. These included, initially, a skate park and a dog park. Those who choose to purchase liquor would help pay for these additions to our community.

Lee Fronabarger had suggested a tax on food and beverages served in restaurants. This would, he argued, establish a fund that would be used to make Carbondale more attractive and increase traffic to our restaurant. I see it as a win-win proposition if we choose to go there.

Both funds would create an incentive for staff to seek grants. In other words, we want to make sure that any new taxes leverage even more money for our community's quality of life and its businesses.

But, the important point is that they were not to be used for the general fund. They would carefully tailored to specific projects in the community.

The proposals before us

These proposals, along with an amusement/entertainment tax, came back to us in November – not as dedicated funds for new projects, but as money to plug an anticipated shortfall in the FY 2016 budget.

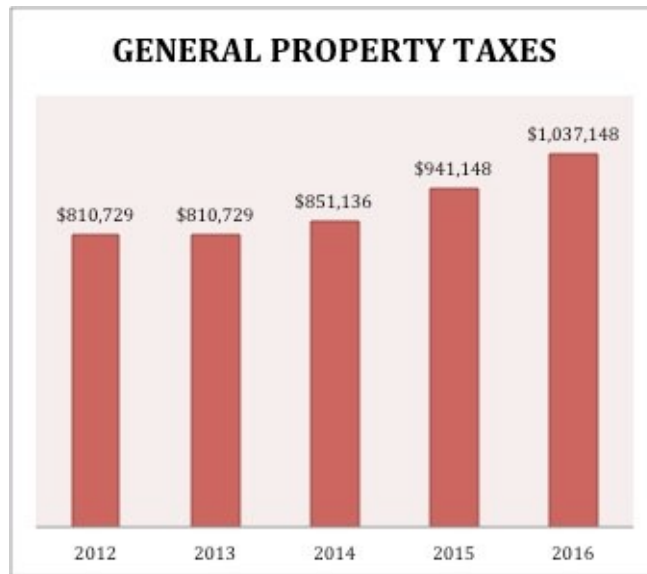
At the January 20 Council meeting, staff presented estimates of how much each tax would yield; those figures are in tonight's [5] agenda item cover sheet . The City Manager indicates that the shortfall they anticipate in the FY 2016 budget is \$275,000. The Finance Department staff and the City Manager "have concerns about this reserving or dedicating revenues in light of the ongoing fiscal concerns previously stated for this and future fiscal years."

I have repeatedly argued in this blog and in Council chambers that we cannot tax our way out of the fiscal challenges we face. I have spoken with owners of some of the larger firms in Carbondale and they tell me how they have managed to downsize while maintaining employee morale and the production of quality products. They do not have the luxury of raising their prices: to do so would price their product out of the market and lead to certain failure.

Our management team must make similar adjustments in their processes and procedures – adjustments that will maintain quality services by streamlining and modernizing City operations. Over years of "business as usual" our "product" – a vibrant, attractive city people are proud to live and work in – has stagnated. It's time to take charge of our future and develop a clear strategy for living within our means while making strategic improvements that will let the City grow.

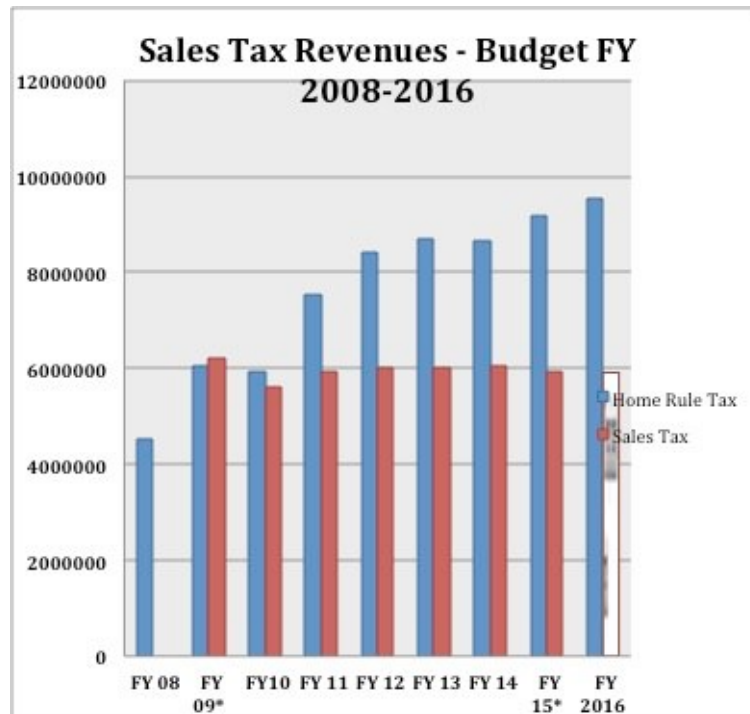
Council has raised taxes 5 of the past 7 years. In 2009 (before I took office), Council raised the sales tax by $\frac{1}{2}$ percent. Half of this went to SIU for Saluki Way; the other $\frac{1}{4}$ percent went into the General Fund. Every year since FY 2012 Council has raised the property tax.

[6]



For FY 2015 (the current fiscal year), Council raised the sales tax by 1/4 % and the hotel/motel tax by 1 %.

[7]



Faced at the last minute with a very large deficit for this fiscal year, I reluctantly voted for the increase in sales taxes. But I argued that a top-to-bottom management review should be undertaken this year to determine where and how savings could be made. Council concurred with that request of Management.

That review has not been undertaken.

We cannot tax our way out of a faltering economy. We must, instead, aggressively seek ways to grow our economy. The Downtown Advisory Committee has suggested a number of ways to develop a “creative economy” appropriate to a University community. Carbondale’s status as a “Gigabit City” makes us attractive to a wide variety of high tech industries.

The [8] cover sheet for tonight’s discussion outlines some of the initiative that have been proposed, along with estimates of their costs.

Next year’s agenda must include investments that will create the conditions for our economy to grow. Simply reproducing our current operations will insure stasis – and continued decline.

I would support new, tightly targeted, sales taxes to promote such projects. But I will not support adding new taxes to maintain current operations.

Storm water detention

On December 2, Council approved a [9] variance of storm water detention requirements for the redevelopment of the 900 block of East Walnut. At the time, Council requested that City Staff amend our code to make sure the storm water detention requirements don’t create major [10] barriers to redeveloping blighted properties, like the ones on East Walnut.

The [11] cover sheet explains the background of this request. The well-researched staff report by Planner Travis Taylor (pp. 13-17) provides comparisons with other cities’ stormwater detention requirements, and effectively supports the staff recommendation to adopt the proposed amendments.

The new language required stormwater mitigation on developments greater than two acres, or on developments less than 2 acres where the new development will significantly increase stormwater runoff. It also exempts the Downtown Primary Business District from stormwater detention requirements.

Towing rates

Towing companies have requested that Council [12] review fees for non-consensual tows , which City Code regulates. These fees have not been raised since 2005.

Because of our youthful population, our large amounts of evening entertainment, and the large number of restricted private parking lots in the entertainment district, we have a large number of non-consensual tows. It’s always a balancing act between protecting our student residents and visitors and the needs of the towing companies to maintain profitable businesses.

We will discuss rates and, potentially, direct staff to bring back a proposal for increasing non-consensual charges.

Abating 2014 tax levies

Despite complaints about Carbondale’s share of property taxes (about 3 % of a tax bill),

all municipal bonds are paid from sales tax revenues. Last month, Council authorized refinancing of one of our bonds for a savings of \$55,000. We had previously authorized the abatement of the bond that was refinanced; this bit of housekeeping [13] abates the property taxes on the reissued bond.

Energy providers

Council is asked to approve the [14] selection of Select Energy Partners, LLC, to be the provider of electricity to Carbondale and the other municipalities in our aggregation consortium.

1. <http://www.ci.carbondale.il.us/node/127>
2. <http://www.adamscarbondale.org/wp-content/uploads/2015/02/yardsigns1.jpg>
3. <http://explorecarbondale.com/city-council-meeting-38>
4. http://thesouthern.com/news/opinion/voice-of-the-southern/voice-of-the-southern-taxes-taxes-and-more-taxess/article_02f76066-788f-5cd8-8ed6-72b35471b662.html
5. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2015-agendas/021015/Item%206.6%20Continued%20Revenue%20Budget%20Discussion.pdf>
6. <http://www.adamscarbondale.org/wp-content/uploads/2015/02/propertytaxes.jpg>
7. <http://www.adamscarbondale.org/wp-content/uploads/2015/02/salestaxes.jpg>
8. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2015-agendas/021015/Item%206.6%20Continued%20Revenue%20Budget%20Discussion.pdf>
9. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2014-agendas/120214/Item%206.2%20site%20plan%20for%20900%20910%20912%20E%20Walnut%20Detention%20Vari>
10. <http://www.adamscarbondale.org/stormwater-run-off-mitigate-or-ignore>
11. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2015-agendas/021015/Item%206.2%20Ordinance%20approving%20amend%20to%20storm%20water%20require%20.pdf>
12. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2015-agendas/021015/Item%206.1%20Review%20of%20Towing%20Fee%20Schedule.pdf>
13. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2015-agendas/021015/Item%206.4%20Ordinance%20Abatements%202014%20tax%20levy%202015%20GOB.pdf>
14. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2015-agendas/021015/Item%206.5%20agreement%20Energy%20Aggregation.pdf>

Smear and innuendo in the Mayoral race? (2015-02-16 15:03)

This blog was sent to my newsletter list on February 16, 2015.

I am deeply disappointed in a statement by Mayoral Candidate Mike Henry in today's Daily Egyptian. In a profile, Henry made wild and reckless allegations, unsupported by any facts, concerning my actions toward City Staff. Henry alleged that "she [Adams] has criticized all of City Hall. ... She has called our routine staff incompetent and not worth the money we pay them" He went on to charge that because staff "don't like her" [Adams] can't have "anybody's ear to talk about suggestions or new initiatives."

I have never said the words he quotes, nor do they reflect my views of our "routine staff," who I find to be friendly, helpful, and responsive to our residents. I challenge Henry to show where these alleged remarks were made.

This isn't high school, where who supposedly "likes" (or dislikes) a person determines everyone's relationships. Our City's executive staff are professionals, employed by the City Manager to carry out the policies established by this and prior City Councils. I have worked very hard over 4 years to maintain this professional relationship, as a review of my blogs and my comments in Council will make clear.

Carbondale faces many challenges and opportunities. The voters need to learn how we plan to face these challenges and seize the opportunities.

I have a strong record of accomplishment that belies Henry's charge that I "can't walk into City Hall and have anybody's ear to talk about suggestions or new initiatives". Here are a few of the most visible and important initiatives I have shepherded through:

I am working closely with the Mayor and City Staff to develop a wireless Downtown network, proposed by the Downtown Advisory Committee. That group is moving forward to incorporate our growing gigabit capable fiber optic network in City planning processes.

I successfully advocated for the replacement of a bridge at the bottom of Eason Drive, used by many residents in that neighborhood to walk to Schnucks and other services.

Both the previous Police Chief and the current Acting Chief strongly supported my "Safe Cities" initiatives which should help reduce crime in Carbondale. The extended stay hotel legislation which I initiated is on the next Planning Commission agenda. It is a first step in adopting Safe Cities codes.

I promoted a top-to-bottom management review to make sure that the City administration is as efficient and effective as possible; at the last Council meeting the Mayor and Council instructed the City Manager to include such a review in the FY 2016 budget.

I have advocated in Council and in my blog for greater City transparency and communication with the public. Development Services has been responsive to this call, instituting an email list that regularly alerts the public to upcoming zoning and code issues and initiatives.

These are only some of the most visible initiatives I have accomplished during my tenure as a member of City Council. I have worked with the Mayor, fellow Council members, and City staff to address numerous other less visible items that provide greater information to Council and the public and that move important legislation and planning processes forward.

As I said in my post earlier today, "This campaign is about letting the voters know our vision for the future of Carbondale and our qualifications for moving Carbondale toward that future. Whoever wins, our government must serve ALL the people of this wonderful city - we ALL must win, though only one candidate can win."

Personal attacks, smears, and innuendo should be the last thing either myself or the other candidate should resort to. It demeans our political process and diverts the voters from learning how we intend to lead Carbondale.

6.3 March

Don't raise taxes: Embrace new strategies for growth (2015-03-03 13:52)

City Council and Local Liquor Control Commission Meetings

Tuesday, March 3, 7:00 p.m., Civic Center Room 108

**Televised on cable Channel 16, [1]
streamed on City site**

Four important issues are on Tuesday's [2]City Council agenda: Review of full [3] applications from community organizations; an amendment to the code [4] defining extended stay motels ; and approval of a [5] consultant for the Downtown Master Plan , and discussion of [6] new revenue sources . I'll address these in reverse order.

New revenue sources

The next few years are going to present significant challenges to local governments. Illinois *must* get its fiscal house in order if we are all to grow and thrive.

I have said, since my last campaign for City Council, that we must put in place the building blocks for revitalizing this town. We must emerge from these austere times stronger and more vibrant. I [7] have a program to do just that.

That is why I seek your support for Mayor of Carbondale.

The State's fiscal crisis does not have to instill fear. Our local governments – City, County, Park District, Township, school districts – have acted responsibly. We have reserves, and our debt is not excessive. This is no time for panic.

Rather, all our major institutions and government agencies must find ways to collaborate and find savings. We must streamline our administrative apparatus to continue providing excellent services.

And we must keep our eyes focused on our priorities: making Carbondale the best place in the region to live and do business.

Positioning for the future

Two items on tonight's agenda reflect efforts of the last 4 years to put those building blocks in place: creating a forward looking [8]

Downtown Master Plan and establishing the [9] Downtown TIF district.

Over the past four years Carbondale's fiber optic capacity has grown phenomenally and we have been named a [10] Gigabit City . We are strongly positioned to recruit high tech industries that will grow our economic base, as well as unequivocally establishing Carbondale as the region's arts, entertainment and cultural center.

Collaboration the key to success

We must find ways to collaborate with SIU and other government entities to continue to provide excellent services while reducing costs.

We must work with our many civic organizations and faith-based initiatives to improve the quality of life in Carbondale. And we must increase engagement with our neighbors around the region who also face challenges.

We cannot afford the luxury of business as usual.

Consultant for Downtown Master Plan

Creating a Downtown Master Plan is moving ahead. A committee made up of Mayor Monty, Councilman Lee Fronabarger, the DAC executive committee, and staff interviewed four consultants and selected the Chicago firm [11] Houseal Lavigne as their top choice.

Some correspondents have asked why the City needs to hire an expensive consultant when we have in-house expertise. The answer is – we don't. Our engineering and planning staff have lots of skills, but they regularly employ consultants to help with specialized tasks.

The Downtown Advisory Committee (DAC) strongly recommended converting U.S. 51 (Illinois and University) into two two-way streets, with University carrying through traffic and Illinois becoming a local street that the City could control.

It also became clear during DAC meetings that parking is a major issue. Although it often appears that the Downtown has a [12] great deal of parking , the current mix of public and private lots appear to hinder as much as contribute to a revitalized business district. All the firms brought expertise in designing parking that will contribute to the growth of downtown business districts.

The [13] DAC asked for a variety of other expertise that the City does not have in-house, including an analysis of the kinds of businesses that might be best suited to the area, the most effective use of the district's fiber optic capacity, and other expertise.

I look forward to hearing the DAC report and recommendation regarding the firm that the committee selected.

Extended stay motels

Legislation that requires [14] motels that offer extended stay options to guests to provide kitchen facilities is on next Tuesday's City Council agenda.

I have long been concerned about the crime and disorder generated by a handful of motels that provide long-term housing. We need quality motels for our value-seeking visitors who come to Carbondale for new-student recruitment, parents' week and other SIUC events, and whose companies have contract with national chains.

This legislation is a small step in assuring visitors that they will get the accommodations they expect, and that neighboring businesses and their patrons are not unduly affected by their nearby motel's clientele.

This legislation assures long-term residents that they will have minimum housekeeping facilities that enable them to prepare food and wash their dishes.

Community organizations

Council discussed 17 [15] pre-applications by 15 community organizations on January 27; this meeting [16] we will make recommendations regarding funding levels for the organizations based on their full application.

The requested amounts for FY 2016 come to \$60,258 more than was requested this fiscal year. Despite this increase, Eurma C. Hayes Center and the Varsity Center for the Arts did not request funding this year; their FY 2015 grants were \$4,500 and \$13,000 respectively. Additionally, the City's \$20,000 annual commitment to the Park District Aquatic Center ended in 2015, so Carbondale Tourism's request for \$312,000 in FY 2016 reflects an actual increase in funds they have to recruit visitors to Carbondale.

The organizations are divided into two categories: social service providers (FY 2015 - \$377,945, FY 2016 requesting \$383,045, an increase of \$55,158) and contractual services (FY 2015 - \$377,945; FY 2016 requesting \$383,045, an increase of \$5,100).

This is always a difficult session as all the applicants provide valuable services to the community, and all deserve more financial support than they current get. However, with the state threatening draconian budget cuts to the City, the County, and SIUC, and with sales tax and other revenues basically flat, it's clear that Council cannot act responsibly and grant everything that is requested.

Also, even if Council recommends funding at certain levels for the various organizations, budget constraints may not make it possible to provide the full amount recommended. We are going to have to make hard choices.

Other business

Most of the City's boards and commissions have slots for student representatives. Tonight's agenda seeks approval of the Mayors recommendation [17] to appoint student representatives Joshua Kyle Brandon and Ryan Gougis to the Human Relations Commission and the Liquor Advisory Board, respectively. Jan Payne is recommended for reappointment to the Community Development Loan & Grant Review Board.

A number of contracts are on the Consent Agenda, including [18] two for our water and sewer system, the construction of a multi-use [19] bicycle/pedestrian trail on the west side, and a contract with [20] Blue Cross/Blue Shield for health insurance for City employees and

dependents.

Aaron and Linda Hanks have purchased the building housing La Unica Panaderia, and are seeking a [21] TIF agreement for partial reimbursement of the purchase costs, should the property's value increase.



[22]

211/213 West Main Street

Local Liquor Control Commission

The [23] Local Liquor Control Commission will hear three applications for B3 (video Gaming) licenses and one B2 (bar) license, as well as review the second quarter reports from inspections of all businesses holding liquor licenses.

1. <http://www.ci.carbondale.il.us/node/127>
2. <http://explorecarbondale.com/city-council-meeting-39>
3. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2015-agendas/030315/Item%206.1%20FY%202016%20Community%20Org%20Funding%20Full%20Applications.pdf>
4. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2015-agendas/030315/Item%206.2%20Amend%20Code%20Extended%20Stay%20Hotel%20.pdf>
5. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2015-agendas/030315/Item%206.3%20Authorization%20to%20negotiate%20DAC%20contract.pdf>
6. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2015-agendas/030315/Item%206.4%20Tax%20Alternatives%20for%20FY%202016%20Budget.pdf>
7. <http://www.adamscarbondale.org/issues>
8. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2015-agendas/030315/Item%206.3%20Authorization%20to%20negotiate%20DAC%20contract.pdf>
9. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2015-agendas/030315/Item%205.6%20Hanks%20TIF%20Redevelopment%20Agreement.pdf>
10. <http://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=2&cad=rja&uact=8&ved=0CCUQFjAB&url=http%3A%2F%2Fthesouthern.com%2Fnews%2Flocal%2Fcommunities%2Fcarb>
11. <http://www.hlplanning.com/portals/%20as%20their%20top%20choice.%20Their>
12. <http://explorecarbondale.com/sites/default/files/images/downtown/DAC%20%232%20Parking%20Presentation.pdf>

13. <http://explorecarbondale.com/sites/default/files/images/downtown/Scanned%20book%20of%20Interim%20Report.pdf>
14. <http://explorecarbondale.com/city-council-meeting-39>
15. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2015-agendas/012715/Item%206.2%20FY%202016%20Community%20Org%20Funding%20Pre%20Applications.pdf>
16. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2015-agendas/030315/Item%206.1%20FY%202016%20Community%20Org%20Funding%20Full%20Applications.pdf>
17. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2015-agendas/030315/Item%205.7%20Appoint%20and%20ReAppointments.pdf>
18. <http://explorecarbondale.com/city-council-meeting-39>
19. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2015-agendas/030315/Item%205.9%20IDOT%20Agreement%20West%20Side%20Multi-Use%20Path.pdf>
20. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2015-agendas/030315/Item%205.10%20Contract%20Blue%20Cross%20Blue%20Shield.pdf>
21. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2015-agendas/030315/Item%205.6%20Hanks%20TIF%20Redevlopment%20Agreement.pdf>
22. <http://www.adamscarbondale.org/wp-content/uploads/2015/03/211-213-W-Main.jpg>
23. <http://explorecarbondale.com/city-council-meeting-39>

A clear choice (2015-03-13 20:45)

Since this was posted, the League of Women Voters has held their debate. You can view it – and the Council debate – streaming from the [1] City website .

The debate hosted by [2] the Southern Illinoisan was joined tonight, the issues clarified: Do you want a mayor who will maintain the status quo, focusing entirely on the City administration, or do you want a mayor who will work with Council to seize the opportunities the future presents to us?

The debate was reported on [3] WSIL-TV , [4] KFVS 12, and the [5] Southern Illinoisan.

Repeatedly, as I proposed initiatives to grow our economy, create the conditions for revitalizing our residential neighborhoods, and enhance our quality of life, Mr. Henry rejected the possibility of success.

Here are excerpts from the debate:

I proposed that our housing can be restored as ultra-high-speed internet extends into neighborhoods and that as Mayor, I would nurture neighborhood organizations to develop plans to renovate their neighborhoods.

Mr. Henry poo-pooed the significance of gigabit access, arguing that the service exists

only along Illinois 13 and that it was extremely expensive. Mr. Henry firmly stated, "It's not going to get into neighborhoods. It's for business, not for homes."

Of course, in December this was true. But it's changing rapidly, as Frontier, MediaCom, and potentially other providers extend access to ultra-high speed internet into neighborhoods at reasonable costs.

Last December, when Frontier rolled out its Gigabit City initiative, The Southern opined that "We need a strategy. We need a message. We need a team ready to bring home the bacon."

For the past several months I have been working with a team to do just that. If I'm elected Mayor, I will pursue the expansion of fiber optic capacity throughout our neighborhoods and business districts, making it a core part of our economic development and neighborhood revitalization strategy.

I said, "The attitude that 'it can't be done' does not create the city that will attract students to SIU, that will attract residents to come into the city and to invest in properties and to take the kind of risks that they have to when they're pioneers."

I noted that at the present time it's difficult to recruit and hold high tech employees because these young people want amenities they can't find here. I argued that, in order to create business development, we need to do everything in our power to undertake revitalization and redevelopment to create neighborhoods and business districts that will provide the amenities these young people desire.

While I saw the glass as half full, Mr. Henry saw it as 2/3 empty, telling a lengthy story about how hard it is to recruit high tech employees.

I responded, "We need a can-do attitude in Carbondale. We must stop selling ourselves short. We have so much talent here. We have so much potential here. If we build and recruit into that we can once again make Carbondale the cutting edge place it was 40 or 50 years ago when many of the people I see in the audience were young - and the reason why they stayed in this town. We can seize the day. As [SIU] President [Randy] Dunn said, 'We must be bold.' If we always say 'it can't be done' we will decline. That's the nature of the beast."

When questioned about dog parks, skate parks, and cricket fields, Mr. Henry said, "We should not spend tax money. We must take care of our core responsibilities" - streets, sewers, water lines. Besides, he said, these are the responsibilities of the Park District.

Actually, water and sewer is paid for by user fees, not taxes. But that, of course, was not his point.

I responded, "This is a false 'either/or.' Setting up false 'either/ors' is really saying, 'No,

we can't.' Trying to find the ways to make things happen that will serve the people of the community without spending taxpayer dollars is something I think the City has to be deeply committed to. We can collaborate with the Park District. When I spoke with the Park District they said they would love to have a skate park. We are a city of millennials. The average age is 24 years old. A skate park would bring people in from around the region just as a splash park will bring people in."

The enormous number of "likes" and comments on my Facebook posts regarding dog parks indicate that large numbers of our residents crave a dog park they can get to easily – and that dog parks are emblematic of a city that cares about the quality of life of its residents. As the old labor song goes, "give us bread, but give us roses."

Mr. Henry argued, "We must get back to the core obligations of our city government and put our resources there."

I argued that, "In a household you have to make sure the household keeps running, but you can't raise your children simply by keeping the lights on and the water running. You have to provide for the things that make for a quality of life for the people who live in that household. A city, in that sense, is like a household. And we have neglected those amenities for many years. We need the will to move forward."

It seemed at times we were talking past each other. When asked about how he would approach the cuts proposed by Gov. Rauner, Mr. Henry spoke of eliminating discretionary spending, holding open positions, and cross-training people for those open positions. He argued against allocating \$400,000 of the proposed ¼ % (he said 1 %) sales tax increase that will come to Council at its March 24 meeting to new projects. (I voted not to bring forward a sales tax increase).

I argued for the "top to bottom" management review I proposed that is in next year's budget. This would entail an examination at all our processes and procedures, our staffing levels, and how departments are organized. I stated, "That management review should be able to give Council and the City Manager some very detailed knowledge on what can be done to ... to provide us a blueprint for being able to make cuts in a strategic manner, ones that make us stronger, that are not stop-gap, that are not crisis-driven."

Mr. Henry responded, "My opponent acts like this management review isn't something that happens every year and all during the year that we're working on the budget. We have very competent department heads, a very competent City Manager. ... It's done all the time. It's just part of good management."

I suppose, never having worked in a complex organization with multiple departments, Mr. Henry may be unaware of the way that most department heads defend their budgets. This is, in fact, something that they have a responsibility to do.

In such a complex organization, the City Manager may have the depth of management skills and knowledge to be able to make a full assessment of the organization's capacities. It is, however, often more productive to bring in someone with fresh eyes who has broad experience in small city management to do such a review. Given our City Manager's relative lack of experience in managing cities the size of Carbondale, I believe he would welcome the advice of an expert consultant. And I expect that the consultant would be more than paid for

through savings based on his or her recommendation.

What struck me, as we spoke to a packed house, was how difficult it is to communicate the possibilities available to the City to improve our quality of life and to strengthen our economy. It's easy to say, "take care of the core responsibilities", without seeking ways to invest in the future.

A half century ago the "[6] University that Shouldn't have Happened, But Did" improbably grew out of a teachers' college in what was widely viewed as the poor backwater of Southern Illinois. Robert Harper's fascinating story of the Morris years provides a testament to the power of a vision and a commitment - not only by Morris, but also by a number of visionary men and women who supported him.

A friend sent me a book I've found instructive and insightful in thinking about moving Carbondale forward. In [7] Boomtown USA: The 7-1/2 Keys to Big Success in Small Towns , Jack Schultz provides a toolkit of ideas about what's necessary to revive dying towns - and why some towns die while others, against all odds, succeed. Chief among them is the ability to say "Yes, we can do it," when the naysayers say "No we can't."

Carbondale voters truly have a choice this year.

If you want this city to do its utmost to reach its potential, vote for me. I need your vote - but equally important, we - Carbondale - need your talent, energy, and commitment.

1. <http://explorecarbondale.com/streaming-media>
2. <https://www.youtube.com/watch?v=F9PBZqBA7vo>
3. <http://http://www.wsiltv.com/news/local/Carbondale-Mayoral-Candidates-Debate-Different-Visions-for-the-City-296159781.html>
4. <http://www.kfvs12.com/story/28423982/carbondales-mayoral-candidates-debate-for-first-time>
5. southern.com:news:local:carbondale-mayoral-candidates-debate:article_01706e61-0743-50e8-b962-c052e97baf65.html
6. <http://www.amazon.com/University-That-Shouldnt-Have-Happened/dp/0966436407>
7. <http://www.amazon.com/Boomtown-USA-Success-Small-Towns/dp/097189552X>

Brightfields, taxes, towing, and more (2015-03-24 21:27)

Local Liquor Control Commission and City Council meetings

Tuesday, March 24, 7:00 p.m., Civic Center Room 108

Televised on cable Channel 16, [1]streamed on City site

Early voting has begun (today and Thursday March 24 and 26, next Tuesday and Thursday, March 31 and April 2, Carbondale Civic Center 9:00 a.m. to 3:00 p.m., or at the County Court House 8:00 a.m. to 4:00 p.m. in Murphysboro). You can do same day voter registration

and voting at the Court House through April 4.

The final debate of the election season, hosted by the League of Women Voters, features the Mayoral candidates. It will be this Wednesday, March 25, 7:00 p.m., at the Civic Center. It will be streamed on the City website and posted. Video of the [2]LWV Council Candidates forum is available.

The public has been keeping us busy: The Southern Illinoisan, the Chamber of Commerce, the NAACP, and the Arbor District Neighborhood Association have all held forums for the candidates.

The Northwest Carbondale Neighborhood Association sent a detailed questionnaire to all candidates. Our responses are posted on [3]their website (link from the drop down menu on the menu bar). The [4]Chamber of Commerce and the [5]Carbondale Times also solicited responses to questionnaires that should soon be available on their websites.

And yard signs have been popping up everywhere as candidates (including myself) take advantage of the wonderful spring weather we've been having to canvass our neighborhoods. I have greatly appreciated the welcome I've received from so many homes, as well as the informed and engaged conversations I've had with so many of you. If I've missed you (you'll know - I left a door hanger), or if I haven't yet made it to your street, but would like a yard sign, let me know. I'll be glad to bring it by.

As so often happens during campaigns, the rumor mill is running overtime. If you hear something about a candidate that doesn't sound right, check it out. All candidates have contact information and websites (see below).

City Council meeting

Tuesday night is a packed Council meeting, with several important items. Top on the agenda is the [6]Brightfields Special Use Permit and an ordinance for a [7]0.25 % sales tax increase. An ordinance that would increase the [8]fees for non-consensual towing of vehicles may be of special concern to students. Of great interest to those involved in the Downtown Advisory Committee, [9]the contract, including the scope of work, with Houseal Lavigne, the consultant that will work with the DAC to complete the Downtown Master Plan is before Council.

Most of the rest of the agenda, although lengthy, is more-or-less routine - with one exception: This is a resolution urging the Governor and General Assembly to protect full funding of the [10]Local Government Distributive Fund Revenues. This innocuous-sounding resolution sets the context for the proposed 0.25 % sales tax increase. Governor Rauner proposed reducing the local governments' share of the state income tax by half. For Carbondale, that would mean a loss of around \$1.25 million dollars. I will write more about the proposed tax increase below.

Brightfields solar array

Election issue

At the NAACP Council and Mayoral forum both Mr. Henry and I were asked whether we would support Brightfields' request for a special use permit to build a solar array on the old

Koppers site. Mr. Henry unequivocally stated that he would vote “No” because of community opposition. I said that I deeply regretted the failed process, and that I could not in good conscience support it. Here’s my thinking:

The issue before us

Last year Brightfields came before City Council seeking a special use permit to build a large solar array on the old Koppers site. When residents of the adjacent neighborhood strenuously objected, at my urging Council required Brightfields to host two meetings to help allay residents’ concerns. Those two meetings have been held; the [11]request for a special use permit has now come back to Council.

I now find myself on the horns of dilemma: On the one hand, the Brightfields solar project sounds like an excellent use of the old Koppers site. I strongly support the development of solar power, and this project seems like a productive use of a largely remediated toxic industrial site. Councilwoman Bradshaw wrote a well-reasoned [12]support of the project in the Southern Illinoisan.

On the other hand, I ran for election in 2011 because I sought to overcome the alienation and mistrust that is too frequently expressed by people in many of our neighborhoods – not just in the Northeast. Our neighborhoods are the foundation of our vitality. They are the places our citizens live and invest their lives.

For far too many years City government has made decisions about land use that undermine residential neighborhoods; they have left swaths of our city blighted.

They are trying to force this down our throat” – resident of NE Neighborhood

I have walked many of the streets in the Northeast and talked with many residents. I found that mistrust of the Brightfields project was widespread – as was mistrust of the EPA, City Hall, and the police.

If I am elected mayor I will vigorously promote the formation of neighborhood associations. When issues like this come up, neighborhood representatives will have a seat at the table. There will be no excuse for developers not to sit down with residents to seek their support.

But that is in the future. As of today, Brightfields has only met the residents in large, and increasingly contentious, public meetings. It has not sat down at the table with the Concerned Citizens, the closest thing to a Northeast neighborhood association that currently exists. It has not gained the support of the neighborhood that adjoins it.

Trust in EPA

When the Brightfields proposal came to us, I had considerable trust in the EPA’s assurances that the neighborhood was no longer contaminated. But my confidence in their claims has been shaken. I have come to understand and respect concerns held by long-time residents.

I attended all the meetings. So at the Town Hall meeting I was surprised to learn that

the EPA “conceptual site model” presumed that storm water – and therefore toxic chemicals – did not flow from the site to the adjacent neighborhood (on the [13]video, of the meeting, 1:25:50). They assumed that dust was the primary contaminant. Therefore, with a few exceptions, they tested only the surface layers of soil.

Since my first encounter with Koppers, I’ve heard stories of children in the Northeast Neighborhood playing in toxic puddles left after summer storms. I have heard accounts of creosote-laden storm water as much as 1.5 miles south of the Koppers site, in the Graham-East College St. area.

It does not sound like the EPA’s “conceptual site model” incorporated the testimony of residents.

Now, based on residents’ evidence, the EPA is considering doing deep soil testing. Due to residents’ concerns, the EPA requested Beazer/Koppers to install three monitoring wells on the south side of the berm shielding the neighborhood from the Koppers grounds to make sure that deep soil contaminants do not flow from the site into the neighborhood.

At the Town Hall meeting a resident mentioned possible contamination of wells that had been used by residents until city water was brought in 50 or so years ago. The EPA representative responded that there were no wells on their maps (on [14]video 1:30:34). A USDA staff person told me that some people water their vegetable gardens from these old wells; he was very concerned about possible contamination.

Those wells were not included in the EPA’s “conceptual site model.”

I found the EPA staff to be sincere and skilled. However, they are bound by their protocols and methods. And these methods largely exclude peoples’ on-the-ground knowledge.

In my professional life as an anthropologist I paid great attention to miscommunications between “experts” and local people. Inevitably, people become deeply distrustful when they find their knowledge ignored, dismissed, and discounted by those in power. It is experienced as a profound expression of disrespect. That, I believe, is what has happened here.

Until a more constructive interaction can occur between the various powers that control the site, and the people whose lives have been affected by the site, I cannot in good conscience support the Brightfields project.

Perhaps it would be well to defer a decision on the special use permit until the EPA can test areas where contaminated water may have leached chemicals into the soil, as well as testing those wells still used for watering gardens. This, at least, will give EPA an incentive to “do the right thing” in a neighborhood that has suffered much harm from Koppers wood treatment chemicals.

Sales tax increase

As noted above, Governor Rauner has proposed cutting the City’s share of the state income tax by 50 %. Given the composition of the state legislature, and the powerful opposition by local governments throughout the state, I expect that the threatened cut will not occur.

The threat of losing \$1.2 million from the State, along with a projected \$300,000 shortfall in the FY 2016 City budget, has spurred a majority of Council to request a 0.25 % sales tax increase. Lee Fronabarger and I dissented from the majority. That [15]ordinance is on the agenda tonight.

I would love to have more money to apply to special projects and needed investments. However, as I have repeatedly argued in my newsletters and on Council, we must first get control of our budget.

Last year Council approved increases in the property tax, the sales tax, and the hotel/motel tax. Those new revenues have been completely absorbed in the current fiscal year budget. And the 2015 budget projects that, by FY 2019, the [16]General Fund balance will have fallen to under \$378,000.

This year Council has increased the property tax (with Lee Fronabarger and myself dissenting) and it is preparing to increase the sales tax once again.

We cannot tax our way out of our repeated shortfalls. Due to my urging, City management will be undertaking a thorough “top to bottom” management review this year. It should provide guidance to Council and staff regarding ways to find efficiencies and other savings.

Until I have evidence that our professional management has a solid plan to put the City on a sustainable fiscal path, I will not support another tax increase.

Towing fees

A short while back representatives from Carbondale’s towing companies came to Council seeking an increase in towing fees. These fees have been in place for the past decade; it seems reasonable to [17]revisit them.

Staff has done a good job presenting comparisons with other university towns in Illinois as well as nearby communities. Their recommendations are less than requested by the towing companies, but they appear to be responsive to increases in the overall CPI. They are based on good data, clearly presented.

Other business

The[18] Local Liquor Control Commission will take up two non-controversial license applications.

1. <http://cts.vresp.com/c/?JaneAdamsforCarbonda/354b028fca/ab4a05b8e5/bf2dee1272>
2. <http://cts.vresp.com/c/?JaneAdamsforCarbonda/354b028fca/ab4a05b8e5/6ff5a16ce1>
3. <http://cts.vresp.com/c/?JaneAdamsforCarbonda/354b028fca/ab4a05b8e5/33039b7525>
4. <http://cts.vresp.com/c/?JaneAdamsforCarbonda/354b028fca/ab4a05b8e5/fe0c0fb1de>
5. <http://cts.vresp.com/c/?JaneAdamsforCarbonda/354b028fca/ab4a05b8e5/1b9ccadc1c>
6. <http://cts.vresp.com/c/?JaneAdamsforCarbonda/354b028fca/ab4a05b8e5/5497d78d0e>
7. <http://cts.vresp.com/c/?JaneAdamsforCarbonda/354b028fca/ab4a05b8e5/88fd68c2ad>
8. <http://cts.vresp.com/c/?JaneAdamsforCarbonda/354b028fca/ab4a05b8e5/9280c2c914>
9. <http://cts.vresp.com/c/?JaneAdamsforCarbonda/354b028fca/ab4a05b8e5/8e35681f03>

10. <http://cts.vresp.com/c/?JaneAdamsforCarbonda/354b028fca/ab4a05b8e5/08519042b9>
 11. <http://cts.vresp.com/c/?JaneAdamsforCarbonda/354b028fca/ab4a05b8e5/bccb8509f6>
 12. <http://cts.vresp.com/c/?JaneAdamsforCarbonda/354b028fca/ab4a05b8e5/6c4000f901>
 13. http://cts.vresp.com/c/?JaneAdamsforCarbonda/354b028fca/ab4a05b8e5/82f5f1d62c/view_id=2&clip_id=179
 14. http://cts.vresp.com/c/?JaneAdamsforCarbonda/354b028fca/ab4a05b8e5/2e1c37e41a/view_id=2&clip_id=179
 15. <http://cts.vresp.com/c/?JaneAdamsforCarbonda/354b028fca/ab4a05b8e5/6afc594c98>
 16. <http://cts.vresp.com/c/?JaneAdamsforCarbonda/354b028fca/ab4a05b8e5/5c8b184874>
 17. <http://cts.vresp.com/c/?JaneAdamsforCarbonda/354b028fca/ab4a05b8e5/58b924af7b>
 18. <http://cts.vresp.com/c/?JaneAdamsforCarbonda/354b028fca/ab4a05b8e5/fc23a93ede>
-

6.4 April

My pledge to you: Build Carbondale's future (2015-04-06 08:31)

My job as Mayor: Build Carbondale's future

VOTE TUESDAY, APRIL 7

The election Tuesday will be decisive: It's about seizing the future vs. maintaining the status quo.

Carbondale has experienced a long decline. The city missed the last two growth spurt in the 1990s and again in the early 2000s. As your Mayor, I will position City government to catch the coming wave.

Based on our work of the last four years, citizens are putting their shoulders to the wheel and planning for the future. Thanks to the Downtown TIF and excellent business recruitment by staff, the Downtown is reviving. While SIU faces major financial challenges, its enrollments are increasing.

Investors are poised to build businesses here. But they need to know that the City's commitment to economic development will continue.

We have many assets:

- Carbondale is in the top 5 % in terms of educational attainment in the state and nation.
- The city is served by three fiber optic networks. Right now, businesses have multiple providers to choose from; soon very high speed broadband will be available in our neighborhoods.
- SIH/Memorial hospital is growing, and with it a related, private, medical sector is expanding.

- SIU - despite uncertain financial times ahead - is growing, with vigorous and bold leadership.
 - Carbondale has a long tradition as a major music scene, with depth in all forms of arts and entertainment.
 - We are located in one of the most beautiful regions of the state.
 - The Wine Trail and the growing number of local breweries attract visitors from near and far.
 - Carbondale is a regional center for the expanding local food system. Our Farmers Markets and specialty groceries draw people from throughout the region.
- As Mayor, I will work closely with Council members, staff, and our larger community to make these assets work for us - to grow our economy, to revitalize our neighborhoods and older business districts, and to make this the most desirable place in Illinois for young people to spend their college years.

We can again become the world-class community we once were. If we all pull together "we can do it"!

Elect Jane Adams Mayor of Carbondale

Thanks for your support (2015-04-14 16:24)

My most heartfelt thanks to everyone who supported my campaign for Mayor. The outpouring of warmth and good wishes from so many friends and neighbors buoys me up.

Mike Henry ran a very professional campaign, and the voters made their will known. The voters also chose an excellent Council. The revitalization of our town remains on the agenda.

My term on Council ends the end of this month. I will continue to write my newsletter/blog from time to time, and will continue to volunteer my energies to our town's and region's well-being.

Now, we have a Council meeting to attend to. Here's what's on the [1]agenda.

City Council and Local Liquor Control Commission meetings

Tuesday, April 14, 7:00 p.m., Civic Center Room 108

Televised on cable Channel 16, [2]streamed on City site

Council will take up two major items: The [3]public hearing and [4]Council discussion on the [5]FY 2016 budget and [6]Five Year Community Investment Program, and an ordinance intended to assure full public participation in any [7]proposal to sell our water and sewer system.

Selling water and sewer system

The current controversy in Mt. Vernon over their City Council's efforts to sell their water and sewer system should remind Carbondale residents of 2009 when then Mayor Cole explored selling Carbondale's water and sewer system as one solution to the City's financial problems.

As in Mt. Vernon, residents immediately sprang into action. DON'T SELL OUR WATER signs sprouted like mushrooms in yards all over town. Unlike in Mt. Vernon, Mayor Cole's suggestion had not reached the point of Council consensus nor of initialing a tentative agreement with a buyer. In the face of massive opposition, the idea was quickly dropped.

Alarmed by the prospect of a future sale of the city's water and sewer system, the League of Women Voters undertook a [8]full study of the issues. Based on what they learned, they supported increases in water and sewer rates to address long-deferred maintenance of the system. I voted for those increase my first year in office, and the money is now being invested in the system.

The League also sought an ordinance that would make it very difficult for the City to sell our water and sewer system without full, and deliberate, involvement of the users of the system.

Four years after proposing it (February 2011), the LWV's proposed [9]ordinance finally comes to this Council meeting.

The ordinance does two things: In formal terms, it requires that, before the system is sold or leased or a contract for very large scale usage of the water is signed, that there shall be at least 60 days public notification before a vote can be taken, with two public hearings to be held not less than 30 days apart. It also requires that a vote to sell or lease the system have a 2/3 majority with at least 5 members voting for it.

The ordinance also requires that the "best interests of the City and its citizens" be taken into consideration. It does this by including 10 factors that must be taken into account as part of the decision-making process. These include the impact on the City and its satellite water districts, the protection of the Cedar Lake watershed, requiring high water quality for end users, protecting low and fixed income water users, considerations of potential future growth, and providing full information on which people can make informed decisions regarding the system.

Staff recommends passage of the ordinance. I concur.

Budget and CIP

This Council meeting will be the final opportunity for the public and members of the City Council to publicly weigh in on next year's[10] budget and its [11]Community Investments.

If you have never worked through the budget, it's a valuable exercise. The budget not

only lays out anticipated revenues and expenditures, but also establishes – at least in a formal sense – the city’s priorities.

Goals, objectives, and strategies are established for each unit, with overall City goals laid out at the beginning. This structure can be a valuable management tool to establish priorities and ensure quality controls. It should be taken seriously by the public, Council, and staff.

The system was set up many years ago and it seems to have lost much of its operational utility. While most units report “performance measurements,” these reports are rarely tied to unit goals-objectives-strategies. Few “strategies” have measurements to determine whether or not the objectives and goals have been achieved.

So, while the goals and objectives may reflect what we want to see our City administration achieve, neither the public, your elected representatives, nor management can determine whether these – or other unarticulated goals – are actually being accomplished.

The thorough management review included in the FY 2016 budget will provide recommendations to the new Council to improve public and managerial oversight over the City’s mission. We face several years of tight budgets and unpredictable State funding. It’s vital that management be as efficient – and as aligned with Council priorities – as possible.

Liquor production in town

Under the current City code, micro-breweries, wineries, and micro-breweries are allowed in several commercial zoning districts. However, they are not currently allowed in our industrial zones.

An [12]ordinance before Council will allow these uses in our industrial zones.

I have spoken and written frequently about promoting “value added” agricultural products. Most local breweries, wineries, and distilleries use local – or relatively local – agricultural products.

These enterprises enrich our locale: They brand Carbondale (and Southern Illinois) as an economically and culturally vibrant place. They attract visitors, thereby enlarging our tourism economy. They add value to local farm products, expanding our agricultural economy. And they keep local dollars at home and bring in outside dollars that help grow our region’s economy.

Carbondale, in particular, needs to do everything in its power to support these and other agriculturally-based and visitor-attracting enterprises.

Other business

There are a number of items on the Consent Agenda and in regular business, largely of a housekeeping nature.

Local Liquor Control Commission

El Paisano Taqueria, 100 North Glenview Drive, is seeking a beer and wine (A2) license for their restaurant. The Liquor Advisory Board unanimously recommended approval.

1. <http://explorecarbondale.com/city-council-meeting-41>
2. <http://www.ci.carbondale.il.us/node/127>
3. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2015-agendas/041415/Item%204.2%20Public%20Hearing%20on%20Proposed%20FY%202015%20City%20Budget.pdf>
4. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2015-agendas/041415/Item%206.5%20FY2016%20Budget%20Discussion%20.pdf>
5. <http://www.ci.carbondale.il.us/sites/default/files/pdf/financial-16/Proposed%20Budget%20for%20Web.pdf>
6. <http://www.ci.carbondale.il.us/sites/default/files/pdf/financial-16/CIP%20Proposed.pdf>
7. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2015-agendas/041415/Item%206.3%20Ord%20Amending%20Title%2016%20Water%20System%20League%20of%20Women%20>
8. <http://www.adamscarbondale.org/league-of-women-voters-keep-our-water>
9. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2015-agendas/041415/Item%206.3%20Ord%20Amending%20Title%2016%20Water%20System%20League%20of%20Women%20>
10. <http://www.ci.carbondale.il.us/sites/default/files/pdf/financial-16/Proposed%20Budget%20for%20Web.pdf>
11. <http://www.ci.carbondale.il.us/sites/default/files/pdf/financial-16/CIP%20Proposed.pdf>
12. <http://explorecarbondale.com/sites/default/files/pdf/agenda/2015-agendas/041415/Item%206.1%20Amendment%20for%20Microbreweries%20in%20L1%20and%20G1%20districts%20>

6.5 July

Sideline the Downtown Advisory Committee? (2015-07-28 14:29)

What role for the DAC?

The role of the Downtown Master Plan Advisory Committee (DAC) has been in the news lately, with articles in the [1] Carbondale Times and the [2] Southern Illinoisan , and a sharp-voiced [3] editorial in the Southern. Since my July 1 note to the City Council has been widely quoted, I am publishing the exchanges in their entirety. I also publish former Mayor Don Monty's message to the Mayor and Council of July 15 that was also referenced in the [4] Carbondale Times and the [5] Southern Illinoisan.

First, some background:

Houseal Lavigne Associates (HL) were selected as consultants for the Master Plan at its [6] March 3, 2015 Council meeting; the formal agreement and scope of work was approved at the [7] March 24, 2015 meeting. Because my husband, D. Gorton, serves on the DAC and, during its operations, was largely responsible for developing the DAC [8] website and mobilizing residents to participate in the DAC's workshops, I was aware that communications among City administrators, HL, and the DAC were virtually non-existent. As HL held its first meetings in May and June, the DAC appeared to have been stripped of its oversight and advisory role.

I was also aware – as former Mayor Don Monty states in his message to Council – that City Manager Baity repeatedly sought to keep the Downtown Planning process within a narrow circle of City and SIU staff, while Council members repeatedly stressed the importance of broad citizen participation and advice in setting priorities and advising Council (see Council discussions on [9] November 19, 2013 , [10] April 8, 2014 , [11] June 10, 2014, [12] June 24, 2014 , [13] July 15, 2014 , and [14] December 16, 2014).

Last year, at its July 15, 2014 meeting Council halted the process of selecting a consultant. At that meeting they more clearly [15] defined the role of the DAC. Acting on Council consensus, Mayor Monty drafted the DAC's [16] charge .

All last fall, the DAC held well-attended public meetings to discuss what needed to be done to revitalize the Downtown. It was the most exciting series of gatherings I've ever participated in here in Carbondale. I expect others feel the same. The amount of creativity and enthusiasm the DAC generated was truly inspiring.

HL clearly anticipated a robust role for the DAC, writing the DAC into their [17] work plan . At every point, they expected to present their work to the DAC for their input and advice. In fact, according to their plan of work, after their initial series of meetings and stakeholder interviews, [18] completed in June , they were to have a meeting with the DAC. However, their website does not show any updates since June 29.

The revitalization of our Downtown is a crucial step in re-visioning Carbondale for the twenty-first century. Houseal Lavigne is a very experienced and competent urban planning firm. But they need a full partner with the City – and with its citizens and other stakeholders – to make their expertise and skills come to life.

So it was with alarm that, at the last City Council meeting, I heard DAC Chairman Jack Langowski state, "They [Houseal Lavigne] do not report to the DAC, nor is the DAC to provide direction to the consultants" and challenged the Council to dismiss them. I therefore wrote to the Mayor and City Council and, when he became aware that the press was working on a story about the DAC, former Mayor Monty wrote a message to Council. That correspondence follows.

I note that clarification of the role of the DAC is not on [19] Tuesday's City Council agenda .

My messages to Council and Mayor Henry's response

To: mhenry@ci.carbondale.il.us, Lee Fronabarger <pineridgeplace@frontier.com>, Carolin Harvey <charv@siu.edu>, Jessica Bradshaw <jessica.c.bradshaw@gmail.com>, Navreet Kang <navreet@me.com>, Tom Grant <tom.grant.1@hotmail.com>, Adam Loos <adamloos79@gmail.com>

Date: July 1, 2015 at 6:11 PM CDT

Subject: DAC

From: Jane Adams <[20]jadams.cdale@gmail.com>

To Mayor Henry and the City Council,

I was unable to attend last night's City Council meeting but listened to it today. I was perplexed by Jack Langowski's report on the DAC in which he - with Mayor Henry's agreement - recommended that the DAC be essentially disbanded. My understanding, when the DAC was constituted, was that, once a consultant was selected, it would continue to work closely with the consultant. That is the formal charge it was given.

I served on the Comprehensive Plan Advisory Committee and have, therefore, viewed it as something of a model for this planning process, with its strong and weak points. We (the Advisory Committee) reviewed each chapter as it was written. We provided both substantive and organizational advice to the consultants. Our work - reviewing each chapter substantively and organizationally - made the plan much stronger and much more representative of citizens' concerns than it otherwise would have been.

The fact that we, as the Advisory Committee, were charged with that work meant we took it seriously and had the basis to make solid recommendations for revision.

Although most Council members attended most of the DAC sessions, you have a great deal on your plate. I can't imagine you'll have the time to carefully read through the entire plan, nor that you will be able to discuss it with the detail that the DAC could over several sessions as the document is being written.

We know that plans don't work unless the broader community feels they have a stake in it. The DAC is a truly broad and representative body, and the members have been very engaged.

I think the DAC has a role - a robust role - in this process. I hope you won't let it die. But, while the previous Council and Mayor were clear about wanting the DAC to play a prominent role, this Council has not expressed its judgments.

Acting Mayor Monty very carefully drafted the DAC Charge, based on many hours of Council discussion over four separate meetings. The whole charge is here: [21] <http://explorecarbondale.com/role-downtown-advisory-committee>

This is the section that is particularly relevant now:

The consultant is required to provide for public participation in the development of the Downtown Plan. It is Intended by the City Council that the Advisory Committee will assure public participation in the development of the Downtown Plan. To that end, the Advisory Committee will participate in meetings conducted by the consultant to solicit public input. The Advisory Committee may make recommendations to the City staff and the consultant on ways of enhancing citizen participation in the development of the Downtown Plan. If necessary, the Advisory Committee may convene additional forums to gather public input into the planning process and shall provide any information or opinions gathered to the consultant and City staff. When requested, the Advisory Committee will provide advice to the consultant on issues during the planning process. The Advisory Committee shall review, comment on, and make recommendations concerning drafts and final versions of written reports prepared as part of the Downtown Plan preparation process. The Advisory Committee shall make recommendations to the City Council on Downtown Plan drafts and final reports that are to be submitted to the City Council.

Please note that the Charge says that the DAC *shall* review [etc] the final version ... and *shall* make recommendations to the City Council

Please consider how members of the DAC could be expected to hear the new Mayor's and Council's view that, having completed the first phase of their work, their input is no longer desired by the new Council. Frankly, it seems a slap in their face.

I hope you will find a way to correct this embarrassing state of affairs and reaffirm the role that the previous Council gave to the members of the DAC.

Jane Adams

Four hours later, Mayor Henry addresses the City Council

From: [22]jmhenry.mayor@gmail.com

Subject: Re: DAC

Date: July 1, 2015 at 10:34:50 PM CDT

To: Jane Adams <[23]jadams.cdale@gmail.com>

Cc: "[24]mhenry@ci.carbondale.il.us" <[25]mhenry@ci.carbondale.il.us>, Lee Fronabarger <[26]pineridgeplace@frontier.com>, Carolin Harvey <[27]charv@siu.edu>, Jessica Bradshaw <[28]jessica.c.bradshaw@gmail.com>, Navreet Kang <[29]navreet@me.com>, Tom Grant <[30]tom.grant.1@hotmail.com>, Adam Loos <[31]adamloos79@gmail.com>

Ms. Adams and City Council,

The manager and I have carefully reviewed Mr. Monty's document. It clearly states that at this point the paid consultants are to be in control of the process from here on. As I indicated at the council meeting, the DAC is welcome to participate in the process as requested by the consultants. They will get draft copies of the consultants reports and can make comments and suggestions. They cannot however have control of the final drafts that are sent to staff and council. It is my hope that members of the DAC will continue to attend the public meetings and participate.

Unfortunately at the first public meeting with the consultants a certain member of the DAC decided to criticize the credentials and methods of the consultants. I remind you Ms. Adams that these consultants were hired and are being paid by the city Council and the city of Carbondale.

Mr. Langowski stated that he agrees with our consultants plan of action and feels that they are seeking adequate public input.

Also I have it on good authority that the DAC may have violated the open meetings act by allowing the executive committee to meet and discuss DAC (City) business out of the public eye.

Fortunately, one or two bad apples has not spoiled the Basket.

Mr. Langowski has done an excellent job as chairman of the DAC and has he stated he will continue to participate fully.

I invite you to do the same rather than engage in any further attempts to undermine this very important process.

Thanks,

Mike Henry

Mayor

City of Carbondale Illinois

My response after the July 4 holiday

From: Jane Adams <[32]jadams.cdale@gmail.com>

Subject: Re: DAC

Date: July 6, 2015 at 11:07:16 AM CDT

To: [33]jmhenry.mayor@gmail.com

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Mayor Henry and City Council,

I thank the Mayor for his response. He makes several points; I'll respond to each.

Consultant control of the process: To my knowledge, no one has asserted that the consultants should not be "in control of the process" - which would include the consultants' final draft report. Mr. Langowski has made that point repeatedly and I have never heard, publicly or privately, any disagreement with that judgment. However, the charge given to the DAC, as a formally constituted body, stated that the DAC

shall review, comment on, and make recommendations concerning drafts and final versions of written reports prepared as part of the Downtown Plan preparation process. The Advisory Committee shall make recommendations to the City Council on Downtown Plan drafts and final reports that are to be submitted to the City Council. (emphasis added)

That charge is substantively different from the Mayor's statement that "They will get draft copies of the consultants reports and can make comments and suggestions."

The DAC is a body formally constituted by the City Council. Its charge can only legitimately be changed by the City Council.

I wrote, in my earlier message, about the value of the DAC's advisory role to you, as members of Council. More important, in my mind, is achieving the transformative potential embodied in the planning process.

The full efficacy of a planning document cannot be realized without the enthusiastic support of the public. The DAC represents a wide range of stakeholders in our community. If the members of the DAC are given a robust role in its development, they will serve as spokespeople and emissaries for its implementation within their constituencies. If their role is significantly diminished, as the Mayor proposes, their considerable influence within the community will be lost.

That is the issue I addressed. Mayor Henry enlarged the discussion with a series of statements, to which I'll respond.

Criticism of the consultants: I am puzzled by Mayor Henry's remarks regarding alleged criticism of the consultants. Not only is it not relevant to the issue raised in my request to Council, but I have no evidence whatsoever that anyone - on the DAC or in the public - has challenged the consultants' credentials and methods. I have not talked with a single member of the DAC or in the larger public who believes the consultants are anything but excellent, with a strong track record of successful municipal planning and public engagement.

Bad apples: Mayor Henry makes passing reference to "one or two bad apples". It would be well if he named the individuals he believes to be "bad apples," and why he considers them to be such. Otherwise, any member of the DAC might well consider that he is speaking of them. Private individuals are certainly free to engage in such name-calling; however, coming from the head of government, highly personal but unnamed labeling cannot have anything but a chilling effect on public engagement.

The Open Meetings Act: The OMA prohibits a "majority of a quorum" from meeting outside of the public eye. There are 19 members of the DAC; therefore, as many as 5 members could meet without violating the OMA, on an ad hoc basis, as regularly as they wished.

Undermining the process: Mayor Henry charges that I am attempting to "undermine this very important process." Quite the contrary: Nineteen leaders in our community, representatives of the diverse "stakeholders" in our Downtown, have worked hard and been deeply committed to revitalizing our Downtown. To essentially dissolve the DAC as a formal advisory body at this point will, in fact, "undermine" the planning and implementation of the Downtown Master Plan.

I would not appeal to you, as my elected representatives, if I judged otherwise.

Jane

Don Monty's message

From: [42]Donald Monty

Sent: Wednesday, July 15, 2015 7:59 PM

To: [43]Mike Henry, [44]jbradshaw@ci.carbondale.il.us, [45]charvey@ci.carbondale.il.us

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[48]a-

Cc: [50]Kevin Baity, [51]Jack Langowski

Mayor and Council Members,

I was very surprised at the last City Council meeting when Jack Langowski indicated that the DAC was not being permitted to carry out the role it had been given by the City Council. The DAC was established in order to have a citizen body deeply involved in the preparation of the Downtown Master Plan. This is something that the City Council discussed very seriously. A year ago, the entire initial consultant selection process was terminated in order to get the DAC firmly in place and able to have a major role in the entire process of preparing the Downtown Master Plan. On July 8, 2014, I prepared for the DAC a document entitled "Role of the Downtown Master Plan Advisory Committee." This document was shared with the City Council members and staff and was agreed to as the "charge" or role for the DAC. The document is currently available on the City's website. There are a few key provisions which I want to highlight:

"The principle roles of the Downtown Master Plan Advisory Committee (the Advisory Committee) are to give overall guidance to the process and to assure ample public participation in the development of the Downtown Master Plan (the Downtown Plan)."

"The specific efforts of the Advisory Committee will be shaped in part by the specific approach to preparing the Downtown Plan that will be used by the consulting firm(s) selected by the City to prepare the Downtown Plan. Once the consultant has been selected, the Advisory Committee will refine its methods of operation and timetable to be compatible with the consultant's schedule and methodology."

"It is intended by the City Council that the Advisory Committee will assure public participation in the development of the Downtown Plan. To that end, the Advisory Committee will participate in meetings conducted by the consultant to solicit public input. The Advisory Committee may make recommendations to the City staff and the consultant on ways of enhancing citizen participation in the development of the Downtown Plan. If necessary, the Advisory Committee may convene additional forums to gather public input into the planning process and shall provide any information or opinions gathered to the consultant and City staff. When requested, the Advisory Committee will provide advice to the consultant on issues during the planning process."

"The Advisory Committee shall review, comment on and make recommendations concerning drafts and final versions of written reports prepared as part of the Downtown Plan preparation process. The Advisory Committee shall make recommendations to the City Council on Downtown Plan drafts and final reports that are to be submitted to the City Council."

"Any concerns with Downtown Plan development or consultant activities shall be reported promptly to the Mayor, City Council and staff."

Please note that it is clear from the statements above that the DAC as a whole was to be involved in the entire Downtown Master Plan development process. It was clearly intended that the DAC would participate during the planning process conducted by the consultant. Note that one of the charges to the DAC (not just to individual DAC members) was to "participate

in meetings conducted by the consultant to solicit public input” The DAC is clearly given a role to “make recommendations to the City staff and the consultant on ways of enhancing citizen participation in the development of the Downtown Plan.” The DAC can on its own, if necessary, conduct additional meeting to gather public opinions. The DAC also has the role of giving advice, when requested, to the consultant on issues during the planning process. Very importantly, the DAC “*shall* review, comment on and make recommendations concerning drafts and final versions of written reports prepared as part of the Downtown Plan preparation process.” Also, the DAC “*shall* make recommendations to the City Council on Downtown Plan drafts and final reports that are to be submitted to the City Council.”

Please note the use of the word “shall” in providing mandates to the DAC. As one deeply involved in the establishment of the DAC, I am certain that the City Council intended for the DAC to take an active role, not just as individual members, but as the Advisory Committee in the entire process of the development of the Downtown Master Plan. I am hearing that there is now confusion among members of the DAC over their role as the planning process continues. The document from which I quoted clearly set out the roles that the City Council expected of the DAC. If a majority of the present members of the City Council want to change the DAC’s role, that is the Council’s prerogative. But if the City Council is going to change the mandate given to the DAC, then the City Council must discuss in open session an agenda item which would formally change the roles given to the DAC. Until the City Council makes any changes, then it seems to me that the DAC should continue with the mandate it was given.

I am concerned that from the very beginning, City staff have tried to minimize the role of citizen participation in the development of the Downtown Plan. I don’t know if the proposed changes in the role of the DAC are coming from City staff. The initial proposal for preparing the Downtown Master Plan was for City staff and some SIU faculty and staff to do most of the work with some consultant help. The City Council had to step in and require a meaningful citizen participation process, including the DAC and the mandate it was given. Now it appears that there is an attempt to take away a key part of citizen participation in the preparation of the Downtown Master Plan by essentially removing the DAC from any substantial role in the part of the Downtown Master Plan development process being conducted by the consultant. To me this is akin to cutting the Planning Commission out of the process of developing the City’s Comprehensive Plan or playing a substantial role in the rewrite of the Zoning Ordinance.

I strongly urge the City Council to reaffirm that the DAC has the duties that were provided in the document “Role of the Downtown Master Plan Advisory Committee.” If the Council does not do so, then I fear that the entire planning process will lose credibility. One of the main reasons for having the DAC, and giving it an important role, was to be sure that key constituencies would feel they had a major role in the development of the plan, would “buy into” the resulting plan, and then would help the City to see that the Downtown Master Plan is implemented.

Don Monty

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18. <http://www.hlplanning.com/portals/carbondale/>
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24. <mailto:mhenry@ci.carbondale.il.us>
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26. <mailto:pineridgeplace@frontier.com>
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28. <mailto:jessica.c.bradshaw@gmail.com>
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31. <mailto:adamloos79@gmail.com>
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36. <mailto:pineridgeplace@frontier.com>
37. <mailto:charv@siu.edu>
38. <mailto:jessica.c.bradshaw@gmail.com>
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6.6 November

Lessons from abroad (2015-11-18 10:25)

We recently returned from a trip in Denmark, the Netherlands, Germany, and Turkey, where we saw many things that made us think of Carbondale. The weather was marvelous – like here, mild and dry. And, thanks to the wonder of the internet, we were able to follow the happenings here, which included several closed Council sessions dealing with Police Chief Grubbs' contract, City Manager Kevin Baity stepping down and Assistant City Manager for Economic Development Gary Williams becoming Acting City Manager.

This trip report focuses on aspects of our trip that gave me ideas for Carbondale.

"Mobility"

We arrived in the Netherlands September 24 and, after recovering from jetlag, picked up a camper in Terheijden. D.'s daughter joined us and we headed north to Copenhagen where she lives with her husband. Despite the fact that we needed to make good time, we left the Autobahn for country roads. The German Autobahn has no speed limit for automobiles, while the speed limit for big trucks is 90 kph (56 mph), and our driving speed was around 100 kph (62 mph). So driving could be nerve-wracking.



[1]

Tonke truck camper in front of historic barn outside Worpswede, Lower Saxony, Germany

In contrast, the rural highways are generally lovely and leisurely — although very different from U.S. roads. They are made for small cars, not made for our outsized camper — although trucks and busses navigated them with skill.

We were struck by the fact that almost every road was bordered by an allée of well-tended trees and, on the opposite side of the trees, a paved bikeway. Often bike lanes paralleled both sides of the road.

Most rural roads were very narrow — much like our narrowest black-tops. This had the effect of keeping traffic slow and keeping road construction costs relatively low. Lane widths are generally narrower in Europe than in the U.S., with traffic lanes of 3.15 to 3.5 meters (10'4" to 11'8") in contrast to the U.S. 3.6 meter (11'10") lanes.



[2]
Bikeway beside road in Worpswede, Germany

In addition to narrower lanes, we saw a great deal of traffic calming. Already narrow country roads would periodically narrow down to one lane — perhaps over a culvert or stream, sometimes with no apparent reason except to make drivers slow down.

In towns, the residential streets we drove through had frequent traffic calming devices, like these. (all images from Google Earth)



[3]
Street squeezing Copenhagen, with parking on both sides of street



[4]
Street squeezing in Copenhagen at crosswalk



[5]
Traffic calming bumps at crosswalk on curve

Arterial roads also had frequent traffic calming – boulevards with trees, cross-walks with bumpouts and medians to shorten the distance pedestrians are exposed to automobiles; separated bike lanes that narrowed driving lanes; roundabouts at intersections to ease entry from sidestreets and, in lightly traveled areas, eliminate the need for inconvenient stops.

I thought of Tower Road where a midday driver was clocked at over 100 mph; Chautauqua Road where residents frequently complain that speeding traffic prevents them from entering the street; and the many other residential streets that reckless drivers use as speedways.

Then there is the clearly marked pedestrian crossing at Mill and Rawlings. I was driving west on it today and obediently stopped to let two pedestrians cross – one standing in the median, the other on the north corner. Meanwhile, two cars sped around me, oblivious to the signage. I could see the irritation on the faces of the students who were trying to cross.

Bicycles

Bicycles are everywhere, particularly in the cities. Everyone, it seems, rides bicycles. It's said that in Amsterdam, there are more bicycles than people – something I can believe after visiting there. I was very taken by these cargo trikes, which we were told are increasingly being used to carry young children and other cargo.



[6]
Cargo trike parked in front of a shop in Copenhagen, on a sidewalk with “tactile pavement”.

We were told that the sidewalks, made with cobblestones striped with smooth pavers, are designed to aid visually impaired pedestrians. Bike lanes (which in Amsterdam also allow motor scooters) are also set off from auto traffic and pedestrian sidewalks with low curbs and different markings. I found the welter of stripes and dashes confusing, but I imagine, once you know the code they help navigate very complex traffic patterns involving many vehicles, trolleys, bicycles, and pedestrians.



View from our apartment window overlooking Overtoom and Jan Pieter Heijestraat in Amsterdam. It was a nice walk through Vondelpark to the stunning Van Gogh Museum. Photo © D. Gorton

I never thought I'd become unfriendly to bicycles, but in Amsterdam, I almost did. You actually can have too much of a good thing. As you can see in the photo below, pedestrians sometimes find they have very little space to walk as bikes and scooters park all over the sidewalks. And if you step into the bike lane, be prepared to be greeted by an angry bicyclist or motor scooter. Shopkeepers' signs appealed to bicyclists to be considerate and not park in front of their entrances.

[8]



Sidewalk on Overtoom, Amsterdam. Photo © D. Gorton

Visual landscape

The thing we didn't see, anywhere: wires overhead. This means that trees planted along the roadways and streets not only don't need trimming – saving a lot of money – but the towns and roadways are lovely and inviting.

We were also struck by how neat and clean the roads are. We saw a road crew mowing with a contraption with an articulated arm and a man with a weed whipper on board. The mower got in lots of places a conventional rotary mower can't, and the weed whipper did the close work around trees and posts. Here's a [9] video of a machine that's a step or two up from what we saw.

[10]



Road crew mowing roadsides with weed whipper.

There's a level of neatness that one rarely sees in the U.S. - except maybe in heavily German communities.

Museums

We were tourists, so we visited a lot of museums. D.'s daughter is an art historian and her husband is an artist, so they took us to several major art museums in Copenhagen. I always forget how pleasurable it is to spend hours wandering through galleries surrounded by marvelous paintings and sculptures.

We also visited the [11] Viking Ship Museum in Roskilde, the [12] Frilandsmuseet - a collection of traditional Danish thatched houses, and, on our way back to the Netherlands to return the camper, [13] Jelling , in Jutland, where Denmark's legendary founder, Harald Bluetooth, son of Gorm and Thyrvé, inscribed a massive stone rune between two mounds announcing that he "won the whole of Denmark and Norway and turned the Danes to Christianity." Denmark's current Queen Margrethe II traces her lineage back to Gorm and Bluetooth. Although Copenhagen is on an island on the far eastern side of Denmark, and Jelling is on the the Jutland peninsula some 155 miles to the west, all Danes consider Jelling to be Denmark's hearth - the place where Denmark was born and named where its royalty are still buried.

[14]



Stockade around the Jelling mounds and portion of the modern cemetery with exquisitely tended grave enclosures. Cell Phone photo by Jane Adams

I became fascinated with the stories told at the three historical museums we visited. Thousands of school children visit the Viking Boat Museum, the Frilandsmuseet Open Air Museum, and Jelling, a [15] UNESCO World Heritage Site . All these sites taught them their history: How Denmark once included southern Sweden and much of what is now Schleswig-Holstein; how valiant the Vikings were, dominating in trade and warfare, and how varied Denmark is, bringing together many local building – and one presumes cultural – traditions into one ancient nation. You can tour the Frilandsmuseet Open Air Museum using [16] Google Streetview !

Carbondale could do with a good historical museum. We are a city of transients, and our history gets lost – and seriously misrepresented. The Old Depot was restored to be a train museum, but while federal money helped restore it, funding for day-to-day operations never materialized. It would be an excellent site to tell Carbondale's history and welcome newcomers and visitors to our town.

The new Carbondale Community Arts building has very good gallery space – and close ties with the SIU Museum and Southern Illinois' arts community. During the Downtown Advisory Committee meetings, mention was frequently made of establishing a branch of the SIU museum – with its considerable arts, archaeological, and natural history holdings – Downtown. It would make a great collaboration among SIU, the City, and community organizations, and provide excellent training for students in SIUC's Museum Studies Program.

Language

We were struck by how easy it is for an English-language speaker to travel nowadays. Virtually everyone in Denmark speaks English, as do most Dutch. Germany and Turkey not so much, but there were enough English speakers around – especially young people – that we never felt tense about losing our way.

We are a community with a great many international students – and their spouses and other family members – as well as immigrants. Few of them are fortunate enough to encounter Americans who speak their language. I know from personal experience in Latin America how difficult it is to get around in a place where no one understands you. We must work very hard to help our visitors and new residents feel welcome – especially across the barriers of language, culture, and, often, religion.

Those are the major lessons I bring back to Carbondale from abroad. Additionally, we ate wonderful food, saw amazing sights, met delightful people, and learned an enormous amount.

1. <http://www.adamscarbondale.org/wp-content/uploads/2014/10/worpswede-barn.jpg>
 2. <http://www.adamscarbondale.org/wp-content/uploads/2015/11/BikewayWorpswede.jpg>
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7. 2016

7.1 April

Make our city safe! (2016-04-15 18:57)

Leave a legacy for Tim Beaty

Community Forum Thursday, April 21, 6:00-8:00 p.m., Civic Center

This Thursday, April 21, 6:00-8:00 p.m., at the Civic Center, an ad hoc community group is holding a forum spurred by the killing of Tim Beaty and the recent spate of gun and other violent acts. The question asked of participants will be “What can we as a community do to make Carbondale safer and more welcoming for everyone?”

Mayor Henry and Chancellor Colwell have agreed to attend, and other city and university officials, including all members of the City Council have been invited. John Washburn will facilitate the forum.

A week after that dreadful Easter morning, March 27, when Tim Beaty was killed while protecting some of the fleeing party-goers, D. and I invited a number of our neighbors and other Carbondale residents to our home to discuss what should be done. The group decided a community forum should be held to bring people together and to develop responses to this shooting and other violence that occurs all-too-frequently in our neighborhoods.

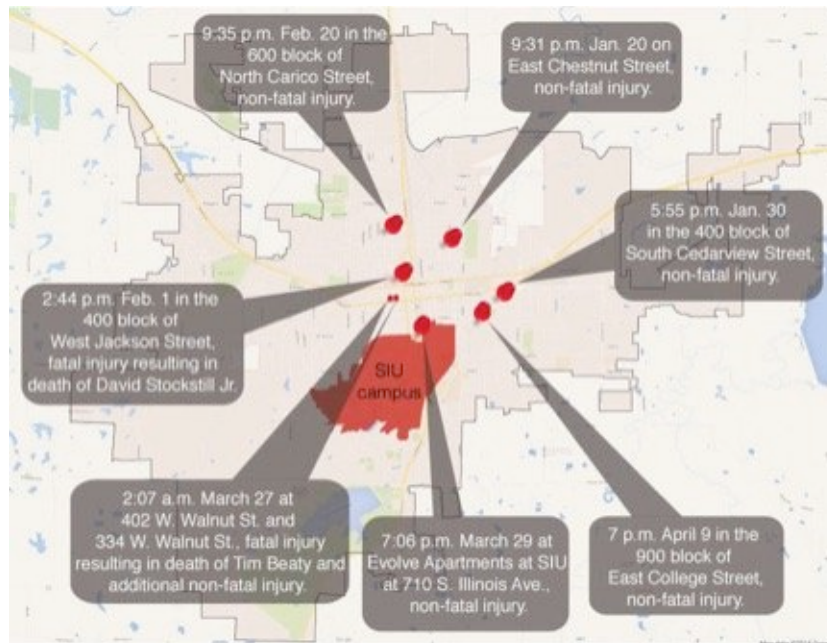
The following week an ad hoc committee met to plan the meeting.

Several of the people we invited live where the bullets could have injured us: Our home is 450 feet from 402 W. Walnut; other participants live 270 feet, 400 feet, and 850 feet from the shooting. We have experienced other shootings and knifings in our neighborhood. These included shootings at unauthorized parties hosted by fraternities and at events at the bar at 227 W. Main, and Ryan Livingston’s murder July 13, 2006. He was knifed in the course of an armed robbery, dying in the 300 block of West Walnut.

For the past decade, alarmed by the dangers for residents and partygoers, the Arbor District has met repeatedly with the police department. As a result of these meetings, the [1] Police Department now sends out notices of crimes on its email news feed and established [2] crime mapping . Last year the neighborhood worked with the City to develop stronger mechanisms for averting large gatherings that result in mayhem (for example, overturning cars) and violence.

But this is the first time, to my knowledge, that anyone in Carbondale has been killed by a stray bullet. And, over the past couple of weeks, [3] the papers have reported a spate of violent acts all over the city, and incidents that involve more than neighborhoods with large student populations.

[4]



Graphic from the [5] Daily Egyptian . The [6] latest incident , not on this graphic, occurred last night in the 100 block of N. Glenview, on the city's west side.

Leadership needed

When Tim Beaty was killed and hundreds of students and nearby families were endangered by an unsanctioned fraternity party, [7] no one in authority spoke up . Not the Mayor, not the Chancellor, not the Carbondale or SIU Police Chiefs... there was a complete vacuum of leadership.

But Carbondale got in motion. Social media [8] exploded. All Easter week PKs and other members of Tim's community gathered. Friday night WDBX held a fundraiser for Tim's 5-year-old son. We met in our living room on Monday; on Tuesday [9] Council members spoke during Council Comments; on Wednesday, April 6, a group of SIUC's [10] black student leaders met to address violence at black events and racism on campus.

What to do?

We discussed two major issues in our living room: large parties and events that erupt in violence and mayhem, and nuisance houses in residential areas that bleed violence and crime into the surrounding neighborhood.

We need different – but overlapping – tools to address the different situations.

Parties and events

Strong coordination between the City and SIUC, and especially the department that oversees fraternities and sororities, is needed to address large parties and unruly student behavior.

Event and party hosts need to know Carbondale's laws; the police need to be able to quickly determine who is hosting the party or event; and they need to be proactive – with foot patrols – in making clear that people attending the events should enjoy themselves, but stay within the law.

Violent crime in neighborhoods

Cities around the country, faced with high crime apartment complexes and neighborhoods, have enacted a wide variety of “Good Neighbor” codes aimed at making housing safe.

One foundation for safe housing requires rental units to be physically safe for their tenants. With its strong housing codes, Carbondale does a good job of making sure landlords provide housing that is physically safe. A few tweaks could enhance tenant safety – for example, require working lights over every exterior entrance and in common hallways. In some areas enforcement could be more reliable – as in the city's requirement that house numbers be clearly visible – something not enforced at 402 West Walnut and elsewhere.

The other foundation is helping landlords make sure they deliver a safe product to their customers – their renters. Carbondale does a poor job of this.

We own rental property in Carbondale. I can say in my lease that loud all-night parties, drug dealing, and other illegal behavior are grounds for eviction. But, unless I have knowledge of police contacts, I won't be able to determine if my tenants are engaged in illegal activities.

Set up a system to quickly notify landlords any time a rental unit has a call for service to the police.

Some of the city's most dangerous properties are apartment complexes owned by absentee landlords. For these landlords, we need the ability to declare high crime units “nuisances” by strengthening our nuisance codes.

Currently, if a property endangers the health, life, or safety of a tenant, the City will immediately post it as uninhabitable. The tenants must move out, and it cannot again be rented until the necessary repairs are made.

We need similar teeth to shut down units that are unsafe for the surrounding residents. Until the nuisance is abated, the unit cannot be rented.

These simple measures: Coordination between the City and SIUC to establish a strong and consistent “party policy,” landlord and manager notification of police contacts with their properties, and posting of nuisance properties will go a long way to assure students and others that they can rent a unit that is safe, and to decrease crime in our community.

Bring your concerns and ideas and come to the Community Forum April 21, 6:00-8:00 p.m., Civic Center/City Hall.

1. <http://carbondalepolice.com/>

2. <http://carbondalepolice.com/node/2680>

3. http://www.dailyegyptian.com/image_a39958be-01ef-11e6-827b-4787377134d7.html

4. <http://www.adamscarbondale.org/make-our-city-safe/gunviolence>
5. http://www.dailyegyptian.com/image_a39958be-01ef-11e6-827b-4787377134d7.html
6. <http://carbondalepolice.com/node/2844>
7. http://thesouthern.com/news/opinion/voice-of-the-southern/voice-of-the-southern-no-comment-not-good-enough/article_9593f1b2-7ed0-58c0-b027-de762a84a869.html
8. http://www.dailyegyptian.com/news/article_f5e4e590-f4aa-11e5-8a1a-63289c03b95d.html
9. http://thesouthern.com/news/local/communities/carbondale/carbondale-city-council-speaks-out-about-recent-gun-violence/article_d54334fb-cbd8-5466-9d9e-fdd77e995b
10. http://www.dailyegyptian.com/news/article_02ae4cd2-fc74-11e5-acef-3fb97c9e87ff.html

Citizen Priorities On Violent Crime | Jane Adams For Carbondale (2016-06-29 12:59:34)

[...] community forum held April 21 addressed violent crime in Carbondale. Nearly 200 people attended, offering 31 [...]

Citizen priorities on violent crime (2016-04-23 12:24)

The [1]community forum held April 21 addressed violent crime in Carbondale. Nearly 200 people attended, offering 31 suggestions for actions to make Carbondale safer. The top six priorities the group established were:

1. *Enact a chronic nuisance ordinance.* The City Council was encouraged to develop an effective and proactive ordinance that will identify and resolve problems associated with chronic nuisance properties. Participants noted that frequent contact by police and other city agencies to respond to rental properties with reoccurring complaints removes officers from other, more important work that is more impactful in reducing crime.
2. *Increase police foot patrols.* Participants indicated that police foot patrols could be used as an effective deterrent to crime as part of a comprehensive approach to community policing.
3. *Change the mindset of youth as they deal with conflict.* Speakers urged the city to help agencies and organizations in the area that address the needs of youth at all ages. Randy Osborn of the Boys and Girls Club has volunteered to help lead the effort.
4. *Improve street lighting in the community.* Participants in the forum suggested that the City and Ameren work together to help fight crime by installing and maintaining better lighting in high-crime areas.
5. *Develop landlord/property manager communication with the city regarding nuisance properties.* Participants in the Forum suggested that criminal activity is sometimes identified with specific properties. They urged the City to develop a partnership with landlords to identify problem properties and to immediately communicate problems associated with those properties.
6. *Expand community outreach to SIU students.* A joint committee could be instituted to identify community outreach activities that might be useful in fostering positive interaction between residents of the City and SIU students

These have been presented to the City Manager.

1. <http://www.adamscarbondale.org/make-our-city-safe>
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7.2 May

The kindness of strangers - The caring of neighbors (2016-05-06 11:28)

At the community forum generated by Tim Beaty's killing and the recent rash of violent crimes, two points were made by a number of participants:

1. Many people don't feel welcome here. One young man recounted his friend's experience at Polar Bear when he was shot and no one would help him until his third or fourth attempt. Others said they experienced callous indifference from people they encountered, especially landlords, business people, the police, and others in positions of authority. They thought this contributed to a pervasive feeling that Carbondale isn't safe.
1. Combatting crime requires far more than official action. It requires that people feel - and act on - a sense of responsibility for one another. Tim's spontaneous effort to protect parties who fled the shooting was exemplary. He did not consider age, race, and other qualities, such as whether or not someone is a student or long-term resident, when he acted. They were neighbors; they needed help.

The weekend of April 22 to 25 we went to a truck camper rally in Gatlinburg, Virginia. That trip brought home, in a very personal way, the deep importance of the kindness of strangers and the caring of neighbors to my personal sense of security.

The kindness of strangers

Six a.m. Friday we packed the camper, hooked up our Suzuki Samurai, and took off in intermittent rain. Somewhere in Kentucky we breakfasted at a Waffle House.[1]

[2]

[3]



The catch: there was only one entrance/exit from the parking lot and while we were eating, cars parked where we needed to turn around. But, not to worry. A man came over to help us back our over-long rig around. He was a retired over-the-road trucker and knew exactly how to turn the wheels to give us clearance. Two points and we were on our way.



South of Fort Campbell traffic came to a screeching halt. D. jammed on his breaks and, as we stopped, we heard a loud crunch in our rear. D. inched the truck onto the shoulder. The tow bar had crumpled, pitching the Suzuki into our rear bumper. What to do? I said call our insurance company's road service. Nope, D. fished out a hammer and screwdriver, disconnected the towbar, heaved it in the back of the camper, and we drove to the next exit. The fellows at the truck stop directed us to a Goodyear shop behind them. There, two helpful – and strong and smart – workmen made short work of banging our towbar back into shape and reattaching a cross brace. And they refused any payment. "They pay us good here," they said, waving us on.

But wait, there's more. We got to the rally and discovered that the headlights on the Suzuki were on. Permanently. As we set up our camper a couple of the other TC-ers came over to chat. They looked over the machine and figured out that a wire was caught where the front end pinched the wire into the radiator. They disconnected the wire and voila! lights out. The next morning the older man came back with a strap and come-along. Carefully placing it on the crumpled front of the Samurai and hooking it to our truck, he straightened out the bend, then made sure the hood closed, reconnected the wires, and it was like nothing had ever happened.





We had no other mishaps, in fact, had a delightful rally followed by a tour of Great Smoky Mountain National Park at the height of wildflower season, on an absolutely gorgeous day.

The caring of neighbors

As we headed out from home, D. realized he hadn't arranged for his flower seedlings to be watered. I called a neighbor who said of course she'd water them.

Then, on Monday, we got a note from another neighbor saying he had picked up our weekend New York Times since he figured we wouldn't want them lying around letting the world know we were gone.

He had, himself, been the recipient of observant neighbors who saw someone trying to break into his house while he was gone for winter break. They called the police and secured his door, leaving his home intact with nothing stolen.

I could recount many other ways that our neighbors have helped one another – when requested and through their vigilance, protecting neighbors from harm. “Neighbors,” in our neighborhood, include highly transient students and other renters as well as long-term residents.

Most of us long-term residents go out of our way to speak to everyone as we walk our

dogs, work in our gardens, and walk about the neighborhood. We have mobilized when crime became prevalent; we have formal and informal picnics, parties, and meetings that we try to invite everyone to; and every fall we welcome the students who are moving in.

Strong neighborhoods won't stop all crime, by any means. But strong neighborhoods can make strangers feel welcome and increase everyone's sense of security.

To learn more about our neighborhood, visit the [7]Arbor District website and the Arbor District Neighborhood Association [8]Facebook page.

A neighborly community is an empowered community.

1. <http://www.adamscarbondale.org/the-kindness-of-strangers-the-caring-of-neighbors/towbar>
 2. <http://www.adamscarbondale.org/the-kindness-of-strangers-the-caring-of-neighbors/comealong1>
 3. <http://www.adamscarbondale.org/the-kindness-of-strangers-the-caring-of-neighbors/jane-suzuki>
 4. <http://www.adamscarbondale.org/the-kindness-of-strangers-the-caring-of-neighbors/towbar>
 5. <http://www.adamscarbondale.org/the-kindness-of-strangers-the-caring-of-neighbors/comealong2>
 6. <http://www.adamscarbondale.org/the-kindness-of-strangers-the-caring-of-neighbors/comealong1>
 7. <https://sites.google.com/site/arbordistrictcarbondale/home>
 8. <https://www.facebook.com/Arbor-District-Neighborhood-Association-476676725719907/?ref=hl>
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8. 2017

8.1 February

Help create a dog park in Carbondale (2017-02-17 14:43)

Dog Park Planning Meeting

Tuesday, Feb. 21, 7:00-9:00 p.m.

Carbondale Civic Center Room 108

For the past several months a small group of Carbondale dog lovers has been meeting to create a dog park in Carbondale. We need your help!

This Tuesday, Feb. 21, 7:00-9:00 we're hosting a public meeting at the Carbondale Civic Center. We're looking for ideas, energy, and commitment.

We have met with the City of Carbondale and with the Park District and found both support this project. But this has to be a citizen effort. Neither the City nor the Park District has the staff or financial resources to make a dog park happen.

Visit our Facebook page. Share the invitation on social media. And come to Tuesday's meeting and help make Carbondale a better place for dogs and their people. <https://www.facebook.com/carbondaledogpark/>



8.2 March

City Council Candidates answer questions (2017-03-29 17:10)

The Arbor District Neighborhood Association asked the four City Council candidates to respond to 16 questions. I compiled their responses here. The Arbor District asked the candidates to rank their priorities for the city and provide their qualifications. The questions asked their stands on the residency of city employees, improving rental housing, increasing homeownership and increasing neighborhood associations. They were asked about crime, speeding on

city streets, beautification, storm water drainage, and the recently passed vacation rental units.

On some of the issues the answers were unanimous; on others they varied considerably. The Arbor District hopes their questions will help you decide who to vote to represent you for the next four years.

You can access the responses to all the questions as a pdf document.

Question 1. The issue of residency within Carbondale was raised during the mayoral election. Please support your choices. Presently, only the top executive staff is required to live within the city limits. Do you

1. support removing that limitation?

Jessica Bradshaw: No.

Jeff Doherty: No. I support requiring executive staff to live with the city limits.

Lee Fronabarger: No

Carolyn Harvey: No

2. support requiring more staff to live within the city limits? If so, which categories of employees?

Jessica Bradshaw: I support 2, requiring more staff to live within the city limits. To be fair, I think it should be the same for all employees. However, many unions have it in their contracts that they can live up to 8 miles outside the city limits, and even have tried to negotiate further. So if we want to get them inside the city, we'll have to get the unions on board, and I'm not sure what that would take.

Jeff Doherty: I do not support requiring more staff to live within the city limits.

My response reflects my positions of Personnel Officer and City Manager for the City of Carbondale from 1985 to 2008 and my involvement in formulating and managing the residency

requirement. From the late 1970's to the mid 1980's, the City required employees to reside within the City limits. In 1985, I was appointed Assistant to the City Manager/Personnel Officer. It became obvious that the strict residency requirement was having an adverse impact on the City's ability to attract qualified applicants for City positions. I was charged with formulating a residency policy for City employees and designed the current policy structure based on a nine mile radius of Carbondale.

The policy adopted by the City Council in the 1980's has allowed the City to attract and retain many quality employees. It should be noted that several City employees that reside outside the City limits do live in the CCHS district and consider the Carbondale community their home.

Another aspect to a residency requirement is the Illinois Public Employee Labor Relations Act and related arbitration and court decisions. It has been determined that residency is a mandatory item of bargaining in Illinois for public labor negotiations. In the early 2000's, while I was Carbondale City Manager, public employee labor unions throughout the state were winning arbitration decisions eliminating residency requirements. The Carbondale Fraternal Order of Police, representing officers in the Carbondale Police Department challenged the City's residency requirement by asking for a 20-mile radius for residency. The matter went before an arbitrator who decided in the City's favor, that the nine mile radius requirement was reasonable and allowed housing options for employees. It was clear from that case that if the City had a strict residency requirement, the arbitrator would have ruled in the union's favor.

Lee Fronbarger: Except where union contracts are set in residency requirements, all new employees should reside within the city limits of Carbondale. The city spends time and funds to train employees and it would be advantageous for city workers to experience what living within the city is like. Nearly half of city workers live outside the city limits of Carbondale which sets a poor example. Nearly 100 more Carbondale residents would also increase state tax funds to city each year. It is like you and other family members work at the Ford Plant in St. Louis, but all own and drive a Toyota.

Carolyn Harvey: Yes, I support requiring more staff, specifically police and fire personnel, to live within the city limits?

Question 2. What do you consider to be the City Council's priorities? Please rank them from most to least important to act on in your term of office.

Jessica Bradshaw:

1. Downtown revitalization – continuing the plan that so many people put so much work into.
2. Taxes/Budgeting – we cannot continue to rely on sales taxes so much.

3. Keeping young people here – increase arts and entertainment, as well as livable wage jobs.
4. Housing – we have got to do something about the rental/homeownership dichotomy.
5. Increasing green spaces and parks, supporting our local businesses, organizations, artists, etc. – everything that makes Carbondale great.

Jeff Doherty: I believe there are several equally important issues that should be addressed by the City in order to move the community forward and they are listed as a group below.

- Protect and enhance our neighborhoods
 - o Restore the Neighborhood Inspector position eliminated in the 2017 Budget
- Encourage homeownership
- Address the tax burden on property owners, residents and businesses
- Provide adequate funding for Public Safety
 - o Restore the four sworn police officer positions eliminated in the 2017 Budget
- Encourage business growth and invest in economic development
- Support Downtown redevelopment
- Make Carbondale a livable community and promote sustainability
- Make Carbondale an attractive community for SIU students

Lee Fronabarger

1. Diversify the local economy by generating new businesses and industry, partly by creating an Innovation/Start-Up Center and Co- Worker Space
2. Complete the redevelopment of the Downtown into an attractive and vibrant area with a mixture of boutique shops, restaurants, brew pubs, offices, museums and public venues and spaces. Also includes securing of funds to build the Multi-Modal Transportation Center
3. Police Dept. focus and taskforce to curtail and prevent crime in public areas of city and neighborhoods.

Carolyn Harvey: I don't have an agenda of priorities, I just want to do what's best for Carbondale and the citizens of Carbondale.

Question 3. The Comprehensive Plan recommended greater focus by the City on historic preservation of older structures and neighborhoods. This is an area with large numbers of single-family homes that have been converted to rentals and become dilapidated. With the construction of a large number of new apartment buildings on the south and southeast sides of town, and the drop in on-campus enrollment at SIUC, many of these houses have long periods of vacancy. What specific steps would you work for and support to stabilize and revitalize our historic neighborhoods?

Jessica Bradshaw: There was an idea floating around for a while about having homeless people live in unoccupied, dilapidated rental houses. They would get housing, and in exchange help make improvements on the house. That's one approach I would support. In addition, I think that we need to have some way to make it less appealing for landlords to hold on to old houses, and to make it easier for them to help tenants purchase them, especially with all of the first-time homebuyer programs

Jeff Doherty: I will work to return these houses to single family homes, preferably owner occupied. During my tenure as Carbondale City Manager, we implemented two programs that can be beneficial to stabilizing and revitalizing our historic neighborhoods.

First was the First Time Homebuyers Program that remains in existence. I would propose more aggressive marketing of this incentive. Second was the \$5,000 incentive to convert rental houses into owner occupied homes. Again, I would propose more aggressive marketing of this incentive and providing adequate funding to meet the demand for the program.

In addition to the above, I would propose a local sales tax rebate for materials used in rehabilitating these older homes for owner occupied uses and a City Government property tax rebate for a five year period for both first time homebuyers and for the Rental Property conversion to Owner Occupied Program.

Finally, over time as properties in R-2 and R-3 zoning districts are converted to single family uses, I would work to rezone those properties to R-1 Single Family Residential.

Lee Fronabarger: Research what other similar size communities and college towns have done to convert rental housing back into single family housing and ways to eliminate dilapidated structures beyond repair.

Look for any grant opportunities as well.

Carolyn Harvey: I would support a plan to convert these rentals to affordable homes for low to middle income families.

Question 4. Would you support landlord licensure?

Jessica Bradshaw: Yes, and this is something that the City Manager has mentioned that staff is working on currently. So it should be coming before us soon.

Jeff Doherty: Licensing landlords would depend on the purpose. Currently, rental property owners or their agents are required to register with the City, so the City has the basic information of who is in control of rental property. Also, the City inspects rental units under the Mandatory Rental Inspection Program to ensure the properties meet the minimum housing code and handle substandard housing on an individual basis. Licensing landlords advance regulating rental housing to another level where problem landlords could be faced with losing their license to rent in Carbondale. There are legal ways to get around this and I wonder whether it would be effective. I would rather explore raising the minimum housing standards and establish minimum aesthetic standards for rental properties.

Lee Fronabarger: Yes, if licensure would give the city more ability to deal with problem and un-responsive landlords that do not keep up their properties or their properties cause other issues in our neighborhoods, I would support the concept. The Illinois cities of Elgin, Rock Island, Chicago Heights, and Oglesby have rental licensing programs.

Here is the URL to a Guide for Drafting Rental Licensing Ordinance which could be very helpful in drafting an ordinance for Carbondale:

[2]http://mayorscaucus.org/wp-content/uploads/2015/10/rental-license-ordinance-guide_FINAL-FOR-WEBSITE.pdf

Carolyn Harvey: Yes

Question 5. How can the rental housing inspection program be improved?

Jessica Bradshaw: First, by licensing landlords, as mentioned above. I also think that some places should be checked more often and some less often, based upon previous performance. I also believe that surprise checks should be performed more often, especially if complaints are initiated by tenants. I also wonder if the new SeeClickFix app could be used to report poor conditions.

Jeff Doherty: The current City Council in the FY 2017 Budget cut one Neighborhood Inspector position the Building and Neighborhood Services; I will propose to add this position back into the budget to ensure adequate staffing to manage the Mandatory Rental Inspection Program.

As City Manager, the City implemented a housing unit registration fee to cover the cost of Inspectors assigned to the rental inspection program. The FY 2017 Budget projects revenue from this fee to be about \$280,000 which roughly covers the total wages and benefits for five Inspectors. These Inspectors perform other normal day to day duties aside from rental inspections. Rather than using rental inspection fees to subsidize non-rental inspection duties, more General Fund money may be needed to ensure the rental inspection program is funded adequately.

Lee Fronabarger: Training of inspectors to make sure everyone is on the same page as to regulations and how to respond to issues and property managers or owners of property.

Carolyn Harvey: I would support changing the inspection cycle. Newer properties could be inspected less frequently.

Question 6. Will you support continuation of the Rental Conversion and First Time Homebuyers programs? Why or why not?

Jessica Bradshaw: Yes, I believe they have been pretty successful. If anything, the word needs to get out there more about these and other improvement programs.

Jeff Doherty: I support both programs. As noted above in No. 3, these programs are essential incentives to promote homeownership in Carbondale. We need be more aggressive in marketing these programs.

Lee Fronabarger: Yes, these are both good programs that will improve and grow our residential neighborhoods. We need to continue to explore ways to enhance and bolster these programs.

Carolyn Harvey: I do support continuation of these programs because they offer needed assistance in increasing the number of homeowners in Carbondale

Question 7. The Comprehensive Plan advocated that the City create a planning program to help the community form neighborhood associations and develop neighborhood plans. As a City Council member, would you work to see that the City's planning department implements this recommendation?

Jessica Bradshaw: Yes, and I think that the City's planning staff is helpful when approached. I'm just not sure that many people are aware of the help that they could provide. No one is actively promoting neighborhood groups, not that I'm aware of.

Jeff Doherty: Yes.

Lee Fronabarger: City staff in Planning Dept. and other city staff should work on this idea as it will strengthen neighborhoods and allow more neighbors to get to know each other better.

Carolyn Harvey: I would like to see implementation of this recommendation. However community members must be willing to work with staff for this to be successful.

Question 8. Storm water drainage is a frequent problem throughout the city, including residential neighborhoods. Do you believe that the City Council has a role in addressing this problem? If so, please describe what you would work for as a City Council member.

Jessica Bradshaw: The City Council has a lot of storm sewer repairs on our list of CIP programs already, but of course that's in addition to many other problems, too. Recently, the management review consultants suggested raising a sewer utility to help fund repairs more regularly, but it doesn't seem like that is a popular idea right now. I would support this, however, if we reduced sales taxes, because I think that's a trade-off that people would be willing to make.

Jeff Doherty: The City Council has a role in addressing stormwater issues in two ways: first, ensure that the public infrastructure is in place to handle stormwater reasonably and to make the appropriate investments in the Capital Improvements Program to address deficiencies; and two, ensure that proper policies are in place to regulate stormwater on new developments, i.e., stormwater detention and retention. I will work to carry out the Council's responsibilities

Lee Fronabarger: Public Works Dept. has already completed some work on stormwater drainage issues. If budget funds are available, further study of problem areas and possible remedies and their costs should be tabulated. As this will be an expensive project, priority areas should be determined.

Carolyn Harvey: Yes. I don't have any specific suggestions.

Question 9. City Council recently voted for ordinances that permitted vacation rental units by owners of the properties in which they reside.

Would you support the extension of this code to include non-resident investors? Why or why not?

Jessica Bradshaw: I am not sure if this is a potential issue, but if it is, I would not. If these people are investing in our community, they should be investing in the long-term – not just short-term. I would make an exception for the eclipse(s), though! I hope that we can prepare as many places as people need/ want to stay here.

Jeff Doherty: : I would not support such an extension, especially in an R-1 zoning district. The risk of behavioral problems by short term renters that would be incompatible with permanent residents is too great. Extending the provision to allow regular rental units in R-3 and R-2 districts could produce the same non compatibility issues. Actually, I have concerns about the ordinance recently passed, but am willing to observe how it works.

Lee Fronabarger: I would not support extension to non-resident investors as they may not be as dedicated to property or care about issues in the neighborhood.

Carolyn Harvey: I would not support non- residents being included in this. Residents have a different perspective.

Question 10. Speeding in residential neighborhoods is a constant problem. Do you believe that the City Council has a role in addressing this problem? If so, please describe what you would work for as a City Council member.

Jessica Bradshaw: Yes, the police should do more speed patrols on streets like Willow, Oakland, Sycamore, Poplar, and Mill than Highway 13 and 51. These streets are also wider, and should have more traffic calming measures put in, which will also help beautify these residential areas.

Jeff Doherty: The City Council's role is to establish policies such as setting the speed limits. It is the City Manager's role, and in this case through the Police Department, to implement the policies and enforce the ordinances of the City.

Lee Fronabarger: . Neighborhoods should work with the Police Department and City Manager directly to address the problem of speeding in residential neighborhoods first. If there is not cooperation or problem continues, then involve Council.

Carolyn Harvey: I do believe that Council members can play a role in addressing this. We can voice concerns of citizens, request extra patrols, monitor speeds, lower speed limits in

certain areas, and issue more tickets.

Question 11. There's a widespread perception, deserved or not, that Carbondale is not particularly safe. What would you do on Council to help reduce crime in Carbondale and improve Carbondale's reputation for safety?

Jessica Bradshaw: Last year was a devastating year. Before that, the city's major crime stats were decreasing. But of course gun violence is an increasing, nationwide issue that we, unfortunately, can't do much about on a local level, besides increase awareness and contact our legislative representatives about... We also can begin to alleviate the issues that make people lean towards a life in crime, like lack of decent jobs, education, etc.

Jeff Doherty: I want to ensure the Police Department is adequately funded. The current City Council in the FY 2017 Budget cut four sworn police officer positions. I will work to reinstate those positions in the budget.

Many people in many places, much smarter than me, have tried to reduce crime. Carbondale has two demographic characteristics that can be associated with higher crime, a large young population by virtue of Carbondale being a university community, and a low socio-economic group.

In regards to the young university population, we need to stress upon SIU to adhere to strong admission standards to attract students who have a good possibility for college success. In addition, the Carbondale Police Department should continue to work with SIU on programs that are aimed at minimizing alcohol related crimes and crimes against women. Also, it is important that Police have a presence in off campus student areas. In the past, SIU officers would work side by side Carbondale officers in off campus areas; the idea being the SIU uniform is more familiar from campus.

In regards to the lower socio-economic group, crime is often related to financial needs or drugs, or both. The Police Department should continue its strong drug enforcement efforts working with other law enforcement agencies. The lack of jobs plays a large role in crime and often adults do not have access to jobs that are available due to previous criminal records. I support the City increasing its funding for its Economic Development Office so that it can be more aggressive in creating more jobs in the community. Providing jobs to lower socio-economic youth, such as summer youth job programs, can be beneficial. Also, it is important that the community support youth programs including Boys and Girls Club, Attucks, and I Can Read Program.

Early in my tenure as City Manager, we introduced the Community Policing concept in Carbondale. The idea that the community can play an important role in curbing crime is an important element of this concept. I am pleased that the current Police Chief embraces Community Policing. I support the creation of more Neighborhood Watch groups and more Neighborhood

Associations that invite Police into their neighborhoods.

In regards to the perception that Carbondale is not safe, it is a long held belief. High profile crimes in the community, especially in the past few years, have reinforced this perception. On a regional basis, Carbondale is different for many in southern Illinois. We have many diverse backgrounds and cultures represented here. We need to continue to promote that as a strength for our community.

Many in Carbondale feel the community is unattractive. If visitors to the community feel the same, it can impress upon them that the community is not safe. We need a strong effort to improve our appearance.

SIU and Carbondale are synonymous, and marketing efforts by both should be coordinated to stress the strengths of both the university and the community. The new branding effort can play an important part of addressing the unsafe perception.

Lee Fronabarger: Many cities are utilizing surveillance cameras in problem areas to curtail crime and collect evidence. Also more community policing in downtown and some neighborhood areas that have experienced increased crime to assure citizens the police officers are working to combat crime and violence and to see that they are human also.

Carolyn Harvey: I would support more positive PR about Carbondale and all the good things that happen here. We can't continue to let the media constantly focus on the negative aspects of life in Carbondale

Question 12. Would you work to have the Council steer resources and energy into improving the appearance of Carbondale?

Jessica Bradshaw: Yes, and I believe that is what we are starting to do with our Downtown Master Plan. Of course this work has just begun, and we need to ensure that the TIF money continues to flow. There are a number of ideas in the Bicycle Plan, too, that will improve the look of the city, while also improving its accessibility.

Jeff Doherty: Yes. One of the more common comments I hear, unfortunately, is that Carbondale does not have a good appearance. Rather than cutting positions in Building and Neighborhood Services, I will work to add Inspector positions in order to have the staff that can address problem areas. Further, I would support a façade improvement program in business areas outside the downtown area, continue the residential curb appeal program, and establish minimum aesthetic standards for rental properties.

Lee Fronabarger: Making a good first impression is important to attracting new residents, businesses, and visitors/tourists to Carbondale. Our major entryways and thoroughfares would

be a top priority and eventually, as funds are available, to other prominent areas of town.

Carolyn Harvey: Yes

Question 13. Would you work to make Carbondale an easier place for bicyclists, pedestrians, and the disabled to get around in (“a more bike, pedestrian, and disabled friendly city”)?

Jessica Bradshaw: Yes. I think that’s a key part of the changes downtown, and of course the Comprehensive Plan mentions it often. If you review the Bicycle Plan, there are so many great ideas, and it’s not going to just make it better for bicyclists, but for everyone. If it were safer, more kids would be out more, more neighbors would meet each other, etc.

Jeff Doherty: Yes. During my tenure as City Manager, Carbondale won a national award for working with the Partnership for the Disabled in making the community accessible. We developed a community bike plan that was the prelude to the current bike plan (the community appears more receptive now to investing resources towards bike routes). The City has had a long practice of requiring sidewalks in new residential and commercial developments as well as funding an annual program to repair and replace sidewalks and to fill in gaps. IDOT’s view of streets has changed from “just for vehicles” to the total street concept including vehicles, pedestrians and bicyclists. I will work to provide the necessary resources to make Carbondale a “more bike, pedestrian and disabled friendly City”.

Lee Fronabarger: Much work in this area has already been accomplished and I would support continued work on this. Maximizing the securing of grants would aid in expansion of opportunities to further create Carbondale as a bike, pedestrian, and disabled friendly city.

Carolyn Harvey: Yes.

Question 14. Do you believe that SIUC and the City should work together to improve our residential neighborhoods? What specifically do you think the two could accomplish working together?

Bradshaw: Not only can and should they, but this has already begun, albeit in some small ways. The bike trail that connects from campus to downtown along the railroad tracks is a great example. It probably went a long way towards both the City and SIU getting Bicycle-Friendly designations recently by a national organization. I would also rather see SIU work with the City and our empty houses than build new housing, with all the financial stress we’re both under. Many students prefer smaller, more intimate housing to giant apartment complexes.

Jeff Doherty: SIU can be a resource for the City's efforts to improve residential neighborhoods through the various disciplines on campus, i.e. design, landscaping, internships, etc.

Lee Fronabarger: With the current budget crisis in Illinois, I don't see SIUC having the funds or resources to expand into such an endeavor in the short-term. Limited funds will keep them focused on their core responsibilities. They might be able to work on a program to encourage graduate students, staff, and faculty to reside in residential neighborhoods, especially close to campus and that already have a good number of single-family dwellers.

Carolyn Harvey: Yes. Better housing for students, staff, and faculty would be a plus for the City and SIU. Having

Question 15. Are city sales and property taxes too high? If so, what areas of spending would you cut? If you want to add services or programs, where would you generate extra revenue?

Jessica Bradshaw: It's easy to say taxes are too high, but it's harder to name something that you would actually be willing to cut. Rather than continuing to rely so much upon sales taxes especially, which are regressive, I believe we need to focus more on raising fees for the services that we pay for, as much as possible. For example, a sanitary sewer user fee should cover the expense of keeping our sewer system updated. While the state limits what we can and cannot tax, I think that we could challenge some of those by using incentives and penalties for specific things. For example, the Sustainability Commission has discussed banning Styrofoam for a long time. Rather than simply banning it, we should fine people/places who use it, to create an incentive to switch to more sustainable alternatives. Same with single-use plastic bags and bottles. We could explore other types of targets.

Jeff Doherty: Taxes in Carbondale are high. The property tax rate in the community is \$10.40 per \$100 EAV. It is a primary reason people choose not to live in Carbondale. The tax rate in Carbondale has risen from \$8.00 per \$100 EAV in 2010 to \$10.40 per \$100 EAV in 2016, a 30 % increase in six years. For a house valued at \$120,000, this equates to an increase in annual property taxes from \$2,721 in 2010 to \$3,535 in 2016, an \$814 increase. During this same period, the City of Carbondale's General Government property tax rate (the City is only one of 11 taxing districts on the tax bill) rose from \$0.00 to \$0.34 per \$100 EAV. The City's portion of the property tax bill is only 3.3 % of the total bill. This is a community problem that cannot be addressed by just one unit of government, but must be addressed by all taxing districts. The City must take the lead in this matter.

For many years, the City has been able to rely on sales tax revenues in lieu of property taxes. The local sales tax on general merchandise is currently 8.75 %; for food and beverages, it is 10.75 %. On July 1, the rates will increase another 1 % due to the countywide school improvement sales tax. These rates are too high.

The residents of Carbondale feel taxed out. The businesses of Carbondale are struggling with new taxes.

Budgeting is about setting priorities with the resources you have. The City cannot keep going to the tax well to fund what it wants. It is time for the City to set its priorities within the financial parameters it has.

Lee Fronabarger: The City has to have the available funds to make the improvements in the Downtown and for other projects in the city. Also 90 % of Police and Fire Dept. pensions have to be funded by 2040 as mandated by the State of Illinois.

The City portion of the County Real Estate Tax Bill is very small compared to the Elementary and High School Districts. Consolidation of services should be explored and the State of Illinois should continue their study and work on consolidation of governmental units to reduce duplication of services and costs.

Cities that are regional centers of commerce depend upon sales taxes to prevent raising property taxes and to maintain a balanced budget. We may need to look at not renewing the one-fourth cent sales tax that sunsets in 2018, but the State Mandate on Police and Fire Pensions may prevent that. We will need to see if there is an increase of sales tax revenues this year.

As far as spending cuts, as a last resort, I would have to seriously look at the funding of community service agencies and the tourism budget may need to be reduced. We may need to keep city vehicles and police cars in service longer to stretch the budget, like many of our neighboring and regional cities are doing. Cuts in spending would require further and deeper investigation by city staff and Council. In making cuts, you are not going to get a consensus from citizens of where to cut. Getting the local economy growing and attracting more shoppers and diners to Carbondale would help increase revenues to balance the budget and might allow the 2018 one-fourth cent sales tax, which generates about \$1 million per year, to sunset.

Carolyn Harvey: No

Question 16. Are there any special qualities, experiences, or qualifications that you would bring to the City Council?

Jessica Bradshaw: I believe that I have a unique perspective, having seen this city from so many different perspectives: as a teenager, a business owner, an employee of SIU, and of course, a resident. I've enjoyed serving the community for these last 4 years, not just on the Council, but on the Planning Commission, too. Before that, I was on the Human Relations Commission, so I bring my wide variety of interests to the Council, too. A wide worldview is essential these days, especially with our ever expanding community, with SIU students

coming from over 100 different countries. In addition, I am a great team player and easy to get along with. As anyone who has observed the Council for long has seen, our current Council has great group dynamics.

The era of petty politics and personal disagreements is gone, and I believe that has allowed us to accomplish much more than previous Councils had. I hope you agree, and I hope you vote to re elect me on April 4th Thanks.

Jeff Doherty:

Experience - Leadership - Community

- 32 years Carbondale City Government experience (1976 - 2008)
- 16 years Carbondale City Manager (1992 - 2008)
- 7 years Executive Director, Jackson Growth Alliance (2010 - 2017)
- Current President of Southern Illinois Champion Community Investments
- Current Board Member of Carbondale Chamber of Commerce
- Current Board Member of Jackson CEO
- Current Board Member of Southern Illinois Economic Development Authority
- Current Board Member of City of Carbondale Personnel Board
- Past Chairman of Illinois Law Enforcement Training and Standards Board
- Past Chairman of Southern Illinois Research Park
- Past Secretary/Treasurer of Varsity Center for the Arts
- Two degrees from SIUC: Bachelor in Administration of Justice, and Master of Public Administration
- 45 year resident of Carbondale
- Married 37 years to Barbara Vogler, a lifelong Carbondale resident
- Two adult children that attended CES #95 and CCHS #165

Carbondale is home. I want to use my experience, knowledge and skills on the City Council to help Carbondale grow and prosper.

Lee Fronabarger: I have six years of experience serving on the City Council and four years of service on the City Planning Commission. I make it a point to research how other cities handle issues or work on projects to see how that may relate to Carbondale.

I have 22.5 years of work experience in Transfer Student Services at SIUC, having communicated and worked with faculty, staff, community college counselors, students, parents, and administrators on behalf of transfer students and off-campus military students and advisors. Transitioning to new computer software and training other staff was part of the SIUC experience.

I also have the dedication and experience of working over 12 years as a founding member of the Park District Aquatics Committee in securing the construction of our new Super Splash Park. Volunteering with other local residents for Carbondale Main Street, Carbondale Chamber of Commerce, Keep Carbondale Beautiful, Habitat for Humanity, Toys for Tots Distribution, and Varsity Center for the Arts Restoration has given me the opportunity to meet new residents and share in their desire to give back to the community and make Carbondale an even better place to live and enjoy life.

Carolyn Harvey: I have four years of experience on City Council.

1. <http://www.adamscarbondale.org/wp-content/uploads/2017/03/Arbor-District-Candidate-Questionnaire-Compiled.pdf>
2. http://mayorscaucus.org/wp-content/uploads/2015/10/rental-license-ordinance-%20guide_FINAL-FOR-WEBSITE.pdf

9. 2019

Running for Park District Board of Commissioners (2019-03-06 19:59)

Kirsten Trimble and I, Jane Adams, are running for Park District Board of Commissioners in the April 2, 2019 elections. To see our platform and information about the Park District, please visit[1] our website and our [2]Facebook page.

1. <https://jane11869.wixsite.com/voteat>
 2. <https://www.facebook.com/ElectAdamsAndTrimble>
-

Yard signs have arrived! (2019-03-08 17:23)

The elections aren't far off - April 2, to be exact. And early voting has begun (see the [1]Calendar on our [2]website for details). Several forums have been held and [3] more are scheduled .

Our yard signs have arrived! If you would like to place one in your yard, please write, with your address,

[4]jane@adamscarbondale.org .

Jane is laid up with a broken ankle until the end of March, but Kirsten and friends are walking the neighborhoods. Please like our [5]Facebook page and VOTE for us for Park District Commissioners!

[6]



1. <https://jane11869.wixsite.com/voteat/calendar>
2. <https://jane11869.wixsite.com/voteat>
3. <https://jane11869.wixsite.com/voteat/calendar>
4. <mailto:jane@adamscarbondale.org>
5. <https://www.facebook.com/adamsforcARBondale>
6. <http://www.adamscarbondale.org/yard-signs-have-arrived/sign>

Forum with Park District Commissioner candidates tonight (2019-03-19 09:55)

The League of Women Voters of Jackson County is hosting a forum for candidates for Carbondale Park District Commissioner candidates tonight, Tuesday, March 19, 7:00 p.m., Civic Center.

Kirsten Trimble and I will be there. We greatly value your informed vote for us.

Advisory referendum on the ballot

The LWVJC has studied the advisory referendum that will be on the April 2 ballot: "Should the City of Carbondale and the Carbondale Park District explore merging their operations?" Here is what they have to say:

A Report by the League of Women Voters of Jackson County on the non-binding ballot referendum:

Should the City of Carbondale and the Carbondale Park District explore merging their operations?

How did the referendum get on the ballot?

The City Council, after many discussions over the Park District finances and leases, voted to place the referendum on the ballot, over the objections of Park District board members and director.

What would happen if the referendum fails?

If it fails, the Park District governance would remain the same as it is now. The incoming Park District board and District director would control any changes in Park District operations.

What would happen if the referendum passes?

Because it's a non-binding referendum, if the referendum passes, both the City Council and the Park District board would each have to agree by majority vote to implement a study of the legal and financial issues of a merger.

How long would the study take and at what estimated cost?

The city manager estimated the cost of the study would be about \$20-50,000, and it would take about a year.

What would happen during that time?

Operations of the Park District would continue as usual.

What would happen at the end of the study?

Both the City Council and the Park District board would, after discussing the study results, have to approve by a simple majority vote to continue with the merger.

What would the merger probably look like?

- The Park District operations would move into the city hall and would become "the parks department" within the city government.

- The Park District would continue as a taxing body until the Park District's bonds were paid off; estimate is 7 years.
- All Park District property outside of the city would have to be annexed into the city. (Only a few properties currently are not within the city.)
- Which recreational activities would continue or not is, at this point, unknown.
- After the bonds were paid off, the voters would be asked if they would approve dissolution of the Park District.

Would the merger save city residents tax dollars? Would it cost residents more?

At this point, prior to the study, cost savings or extra costs are unknown.

It should be noted that the LWVJC does not have a position on this issue but is attempting to present the facts, as it understand them, to the public.

The Park District Board of Commissioners did not take a formal vote on whether or not to put the issue on the ballot, and at the time the City Council took the vote in December, Park District Board of Commissioners President Carl Flowers was Acting Director as Park District Director Kathy Renfro was still on sick leave.

Kirsten Trimble and I believe that the Park District Board of Commissioners could and should remain as the body that sets Park District priorities, making the sometimes hard decisions necessary to work within the District's financial constraints. See our [1]website for more information about the proposed merger of operations and our vision for the Park District.

1. <https://jane11869.wixsite.com/voteat/p>

10. 2020

10.1 June

Friends of Carbondale Dog Parks Newsletter (2020-06-20 12:16)

Members of my mailing list - I am taking the liberty of sending you the Friends of Carbondale Dog Parks first newsletter. If you would like to keep getting these monthly (or so) updates and information about Carbondale's first public dog park, please sign up here <https://mailchi.mp/280a9bb53ed6/3fdtkvxb>:



P.O. Box 1251 Carbondale , IL 62903

NEWSLETTER - June 17, 2020

Our first newsletter! And more to come to keep you updated on the status and progress of

Carbondale 's first public dog park.

In this time of novel coronavirus, we haven't been able to move forward with construction. But we want you to know that when the emergency rules are lifted (or relaxed), we will begin on some of the preliminary construction projects! Carbondale is poised to have its very first public dog park.

It's 2 ½ acres at Parrish Park, just north east of the Life Center and on the north side of Sunset Drive.

This March after spring break, the John A. Logan construction program was set to begin building a shelter and pouring concrete for the walkways, entrance pad, and shelter base. But, 'twas not to be. JAL, and just about everything else, shut down. If they get the green light, construction might begin later this summer. Otherwise, it will be fall.

We are very close to having enough money through individual donations and grants to buy the fencing and one water fountain. The Laborer's Apprentice Program and Union have pledged to install the fencing. The City of Carbondale will lay the water lines for the water fountains and a future spray hydrant.

Only COVID-19 and a few generous donations stand between the people of Carbondale and a working dog park!

We need *your* help to complete the project.

We need to complete the funding for fencing, buy a water fountain, plant trees, install benches, get dog recreational equipment, and build welcome and rules signs.

You can see our refurbished fundraising thermometer at Turley Park, installed by Park District grounds crew.

Once the dog park is open, it's on to Phase 2! A walking path on the outside perimeter of the dog park, an event and viewing area outside the east gate, and beautiful landscaping to screen the dogs from children playing at Parrish School and from the adjoining adult soccer fields.

With the collaboration of the Park District and City of Carbondale , we plan to make the dog park a site everyone in the Carbondale community can enjoy.

DONATE! Get together with your friends , family, or club and collect the money for a water fountain or section of fence, or make an individual donation of any size. Go to: [1]<https://cdaledogparks.org/donate/> .

We will keep people updated on our progress. Sign up for the Friends of Carbondale Park District (FCDP) mailing list <https://mailchi.mp/280a9bb53ed6/3fdtkvxrrb>.

Website: [2]<https://cdaledogparks.org>

Social Media: [3]<https://www.facebook.com/cdaledogparks>

Online Donations: [4]<https://www.paypal.me/cdaledogparks>

Board of Directors:

Jane Adams, President

Kirsten Trimble,Vice President
Gail Robinson,Secretary
Sara Eynon,Treasurer
Nancy Cottom,Chair. Design Committee
Lee Fronabarger,Chair, Fundraising Committee
Marty Merrill,Chair, Construction Committee

1. <https://cdaledogparks.us19.list-manage.com/track/click?u=bc72e5cb33f7f1215172b4dd&id=df9a5618c6&e=ab0520ae52>
2. <https://cdaledogparks.org/>
3. <https://www.facebook.com/cdaledogparks>
4. <https://www.paypal.me/cdaledogparks>

Blog name change (2020-06-21 10:58)

Dear readers,

Five years ago, when I left the Carbondale City Council, I renamed my blog "Carbondale Matters" because I wanted to continue writing about issues facing our city. But my life became filled with many other responsibilities and activities. Recently I've felt that I may have something to add to the voices being raised in our region.

However, a thought occurred to me as I reread the title on my five year old blog: "Is that a take on Black Lives Matter?" Short answer - No.

One of the "matters" facing our nation, our region, and our city is the unequal treatment of black people: the fact that, in the shape of our history and institutions, black people's lives matter less - are given less importance - than most other lives.

This is a moment when the full weight of the U.S. history of slavery and Jim Crow segregation has become focused. The aphorism "Black Lives Matter" distills the import of that history. It is one of the most important matters facing our nation.

I would not want to even suggest that I am usurping that message, so I have named my blog "Carbondale Citizen."

Written as a citizen of this fine city, region, and nation.

Jane Adams

10.2 November

Carbondale Park District Begins New Strategic Plan - Seeks Public Input (2020-11-27 11:15)

The Carbondale Park District has undertaken a strategic planning process as part of its 80th anniversary celebration. The Park District Board of Commissioners is facing the challenge of hard times by envisioning a brighter future for its parks and recreation programs.

They have scheduled a series of public forums for your input. Help the Park District set its priorities for the next 5 to 10 years!

CARBONDALE PARK DISTRICT STRATEGIC PLANNING

VIRTUAL TOWN HALL MEETINGS

WEDNESDAY, DECEMBER 2, 2020 – 5:00 P.M.-7 P.M.

SATURDAY, DECEMBER 5, 2020 – 9:00 A.M.-11:00 A.M.

MONDAY, DECEMBER 7, 2020 – 6:00 P.M.-8:00 P.M.

TUESDAY, DECEMBER 8, 2020 – 12:00 P.M.-2

:00 P.M

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ZOOM ONLINE MEETING INFORMATION (ALL MEETINGS ARE ONLINE VIA ZOOM):

- [1]<https://zoom.us/j/9031181650>
- OR [2]<https://zoom.us/join>
 - id: 9031181650
- PASSWORD-1650
- TOLL FREE MEETING LINE-312-626-6799

<https://www.cpkd.org/about-us/meetings-materials/>

Contact your Park District Commissioners. Let them know your priorities for Carbondale's parks and recreation programs.

Dr Carl Flowers <cflowers@carbondaleparkdistrict.com>

Jessica Sergeev <jsergeev@carbondaleparkdistrict.com>

Carmen Suarez <csuarez@carbondaleparkdistrict.com>

Kirsten Trimble <ktrimble@carbondaleparkdistrict.com>

Jane H Adams <jadams@Carbondaleparkdistrict.com>

1. <https://zoom.us/j/9031181650>

2. <https://zoom.us/join>

Groundbreaking for Carbondale's First Public Dog Park (2020-11-27 11:37)

The Friends of Carbondale Dog Parks announces that construction is beginning on Carbondale's first public dog park, and invites the public to the groundbreaking ceremony. E. T. Simonds will be preparing the underlayment for the walkways and shelter that the John A. Logan Construction program will build next spring.

The groundbreaking ceremony will be at 11:00 a.m. Tuesday, Dec. 1, at Parrish Park, 2500 W. Sunset Drive.

Tier 3 COVID-19 restrictions limit gatherings to 10 people so they are asking people to stay in their cars during the ceremony. Lots of room in the parking lot.

The FCDP November newsletter is posted here: <https://cdaledogparks.org/wp-content/uploads/2020/11/2020-11-25-Newsletter.pdf>

Support construction of Carbondale's first public dog park here:

<https://cdaledogparks.org/donate/>



[1] Site of Carbondale's first public dog park

1. <http://www.adamscarbondale.org/groundbreaking-for-carbondales-first-public-dog-park/dogpark-hds-copy-309k-copy>

11. 2021

11.1 January

Park District Seeks Your Input (2021-01-30 10:40)

The Carbondale Park District is asking residents to fill out an on-line survey <https://docs.google.com/forms/d/e/1FAIpQLScZmBIKZJxShLOQwjzTMji7WzIWu8qo28pE1W4ca-VxIB0II2w/viewform>

The Board of Commissioners is developing a strategic plan (the last one was completed before the turn of the century!). So far, they've held 4 public meetings (via zoom), which has yielded some excellent suggestions.

This survey will be an important part of their planning process. Please participate - especially if you live within the District (same as within the City of Carbondale).

Full disclosure: I am also on the Park District Board of Commissioners and am one of the Commissioners who sought to create a new Strategic Plan. We need your input and ideas!

Jane Adams



BlogBook v1.2,
 \LaTeX 2 $_{\epsilon}$ & GNU/Linux.
<https://www.blogbooker.com>

Edited: May 1, 2021

