

URBANA CITY COUNCIL MEETING  
December 20, 1993

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The City Council of the City of Urbana, Illinois met in regular session at 7:30 p.m., Monday, December 20, 1993 in the Council Chambers of the Urbana City Building.

Present at the meeting were Members of the Council: Hayes (arrived at 7:35 p.m.), Pollock, Ryan, Singer, Taylor and Whelan - 6.

There being a quorum, the meeting was called to order at 7:32 p.m. by Mayor Tod Satterthwaite.

MINUTES OF PREVIOUS MEETING

Alderman Taylor moved to approve the minutes of the December 6, 1993 regular meeting and the December 13, 1993 special meeting. The motion was seconded by Alderman Whelan and carried by a voice vote.

ADDITIONS TO THE AGENDA

There were none.

PETITIONS AND COMMUNICATIONS

Mr. Hayes arrived.

Alderman Whelan publicly protested the establishment of a Select Committee charged with the task of drafting the landlord-tenant ordinance, the composition of which excluded Council Members Whelan and Taylor who are opposed to the ordinance.

Alderman Taylor recited a poem he authored entitled "Twas The Night Before Council".

John Chato, 714 West Vermont Avenue, addressed the Council regarding the alderperson vacancy in Ward 1.

Esther Patt, 802 West Illinois Street, Kathy Sims, 711 South Broadway Avenue, and John Lee Johnson, 308 North First Street, Champaign, addressed the Council regarding the Comprehensive Housing Affordability Strategy (CHAS).

OLD BUSINESS

There was none.

REPORTS OF STANDING COMMITTEES

Committee on Administration and Finance

Chief Administrative Officer Bruce Walden reviewed proposed changes to the Redevelopment Agreement between the City and IDS Life Insurance Company.

Alderman Pollock moved to adopt an Ordinance Authorizing The Mayor To Execute A Redevelopment Agreement With IDS Life Insurance Company. The motion was seconded by Alderman Singer.

Alderman Singer moved an amendment that would allow the administrative staff flexibility to include in the final document any wording necessary to ensure completion of work in Article III, Section 3.01 and 3.02 of the lease. The motion was seconded by Alderman Whelan and carried by a voice vote.

Following debate, Alderman Singer moved to amend the Redevelopment Agreement with IDS by adding the following:

"Section 1.1

'Consumer Price Index' means the most recently published U.S. Department of Commerce Consumer Price Index, or substantially equivalent successor to said Index.

'Consumer Price Index Adjustment' means the ratio of the most recently published Consumer Price Index for the immediately preceding to that for the first Lease Year covered by this Agreement.

In Section 3.4(d),

replace 'Fifty Dollars (\$50.00) per square foot' by: 'Forty Dollars (\$40.00) per square foot' multiplied by the Consumer Price Index Adjustment"

and by replacing Section 4.2 and 4.3 with the following:

"The Developer agrees to forgo reimbursement for Herberger's

pro-rata taxes pursuant to Section 3.4 to the extent that the net real estate taxes after reimbursement for any given year fall short of that which would be due with an E.A.V. equal to: two million (2,000,000.00) for tax year 1995 increased annually by two percent (2%) for every year thereafter through tax year 2010."

The motion died for lack of a second.

The motion to adopt the An Ordinance Authorizing The Mayor To Execute A Redevelopment Agreement With IDS Life Insurance Company, as amended carried 6-0 by roll call vote. Voting aye were Members of the Council: Hayes, Pollock, Ryan, Singer, Taylor, and Whelan - 6; voting nay: none.

Alderman Pollock moved to approve A Resolution Approving The Comprehensive Housing Affordability Strategy (1994-1998) Authorizing Its Submittal To The U.S.Department of Housing And Urban Development. The motion was seconded by Alderman Taylor.

Following debate, the motion carried by a voice vote.

Alderman Pollock moved to adopt An Ordinance Relating To Civil Service. The motion was seconded by Alderman Taylor.

Following debate, Alderman Whelan moved to send the ordinance to the January 10, 1994 Committee on Administration and Finance meeting for further discussion. The motion died for lack of a second.

Following further debate, Alderman Taylor moved to send the ordinance to the January 10, 1994 Committee on Administration and Finance meeting. The motion was seconded by Alderman Whelan.

The motion was withdrawn following debate.

Alderman Singer moved to defer. The motion was seconded by Alderman Taylor. The item was deferred.

Alderman Pollock moved to authorize third quarter expenditures for the U-Cycle program. The motion was seconded by Alderman Taylor and carried 6-0 by roll call vote. Voting aye were Members

of the Council: Hayes, Pollock, Ryan, Singer, Taylor and Whelan - 6; voting nay: none.

Alderman Pollock reported that the next regular meeting of the Committee on Administration and Finance will be January 10, 1994 at 7:30 p.m.

Committee on Environment and Public Safety

Alderman Singer reported that the next regular meeting of the Committee on Environment and Public Safety will be January 24, 1994 at 7:30 p.m. and the Traffic Commission will meet January 4, 1994 at 4:00 p.m.

REPORTS OF SPECIAL COMMITTEES

There were none.

REPORTS OF OFFICERS

Chief Administrative Officer Bruce Walden reported that Covenant Hospital has committed \$20,000 to the Community Policing Program, that meetings are scheduled for the first week in January regarding the married student housing proposal from the University of Illinois, that a contract has been signed with a construction company for the Hampton Inn project, and the City will provide a Christmas Tree Disposal Program.

NEW BUSINESS

Alderman Pollock moved to adopt an Ordinance Approving Preliminary and Final Plat - Wildberry Acres Subdivision (Plan Case No. 1518-S-93). The motion was seconded by Alderman Whelan.

Following debate, Alderman Whelan made a substitute motion to send the ordinance to the January 10, 1994 Committee on Administration and Finance meeting. The motion was seconded by Alderman Taylor and carried by a voice vote.

Alderman Hayes moved to adopt An Amendment To A Part Of The Zoning Ordinance Of The City Of Urbana, Illinois (Abandoned Railroad Right-of-Way Between McCullough and Orchard Streets) (Plan Case No. 1516-AM-93: Request to Rezone Abandoned Railroad Right-of-Way Between McCullough

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and Orchard Streets). The motion was seconded by Alderman Taylor and carried 4-1-1 by roll call vote.

Voting aye were Members of the Council: Hayes, Pollock, Taylor and Whelan - 4; abstaining: Singer - 1;

Voting nay: Ryan - 1.

ADJOURNMENT

There being no further business to come before the Council, Mayor

Satterthwaite declared the meeting adjourned at 9:30 p.m.

Tod Satterthwaite  
Mayor

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Phyllis D. Clark, City Clerk

\*This meeting was taped.

\*\*This meeting was broadcast on cable television.