



COMMITTEE OF THE WHOLE

March 22, 2004

7:30 P.M.

Committee Members Present:

Danielle Chynoweth, James Hayes, Laura Huth, Esther Patt, Joseph Whelan, and Ruth Wyman – 6.

Committee Members Absent:

Milton Otto - 1

Staff Members Present:

Eddie Adair, Ryan Brault, Phyllis Clark, Bill Gray, Bob Grewe, John Regetz, Libby Tyler, Mayor Satterthwaite, Delora Siebrecht, Jack Waaler, and Bruce Walden

Others Present:

Lisa Treul, Ed Bland, and Members of the Media

Meeting Location:

Urbana City Council Chambers

There being a quorum, Chair Huth called the meeting to order at 7:34 p.m.

Additions to the Agenda and Staff Report

Ms. Patt requested to move item 9. Ordinance No. 2004-03-035 up to item 5. in order to allow Finance Office Manager Delora Siebrecht to leave the meeting after her presentation. There were no objections.

Minutes of Previous Meeting

Ms. Wyman moved to approve the minutes of the March 8, 2004 meeting of the Committee of the

Whole. The motion was seconded by Ms. Patt and carried by a voice vote.

Public Input

Lisa Truel, 714 West Iowa Street, addressed the Committee in support of equalization of city fines for underage drinking.

Ordinance No. 2004-03-035: An Ordinance Amending Chapter 14 of the Code of Ordinances, City of Urbana, Illinois, Regarding the Schedule of Fees (July 1, 2004 to June 30, 2005)

Finance Office Manager Delora Siebrecht presented staff report. This is the annual review and revision of the license and permit fees for fiscal year 2004/2005. This schedule is put on file with the City Clerk for 30 days before final approval.

Ms. Siebrecht reviewed the schedule. There is one new fee, which is the Telecommunication Zoning Review Fee. The amount in fee schedule presented in Committee packets is incorrect. It should be \$150 rather than \$50.

Following debate, Ms. Patt moved to forward **Ordinance No. 2004-03-035: An Ordinance Amending Chapter 14 of the Code of Ordinances, City of Urbana, Illinois, Regarding the Schedule of Fees (July 1, 2004 to June 30, 2005)** with the change to the Telecommunication Zoning Review Fee, to the City Council meeting of May 3, 2004 with a recommendation for approval. The motion was seconded by Ms. Wyman. Following debate, the motion carried by a voice vote.

Five Points East Redevelopment Agreement Amended and Restated

Chief Administrative Officer Bruce Walden presented staff report. Last fall the City entered into an agreement with the Five Points East developers. \$88,000 was loaned to the developer for the demolition of the Yen Ching structure. That agreement anticipated additional property assembly and further demolition and remediation of the redevelopment area. The developers have now entered a contract to acquire the Europe Inn Motel at 520 N. Cunningham that is contingent upon the approval of an amendment to the development agreement by the City. The amendment proposed is for the City to Advance TIF demolition funds as was done in phase 1.

Staff is recommending approval of an amendment to advance up \$100,000 for the demolition and environmental remediation of the Europe Inn site with the following conditions:

1. Demolition is completed in 90 days.
2. The City is secured for a first mortgage on the property.
3. The loan is due on the same schedule and terms as the loan for phase 1.

Amendments to the agreement reflecting the above should be ready for the April 5, 2004 City Council meeting.

Mr. Walden recommends approval of the Agreement.

Following debate, Ms. Chynoweth moved to forward **Five Points East Redevelopment Agreement Amended and Restated** to the April 5, 2004 City Council meeting with a recommendation for approval. The motion was seconded by Mr. Whelan.

Following further debate, the motion carried by a voice vote.

Traffic Commission Items

Public Works Director Bill Gray presented staff report on the ordinances.

Ordinance No. 2004-03-031: An Ordinance Amending Schedule J of Section 23-183 of the Urbana Local Traffic Ordinance Prohibiting Parking at All Times on Certain Streets (Race Street)

This ordinance is for the removal of parking on the west side of Race Street south of Florida Avenue. This creates a safer environment for vehicles heading southbound on Race Street to move over from the curb to the center lane and pass parked vehicles.

Ordinance No. 2004-03-032: An Ordinance Amending Section 23-172 of Article VIII of the Urbana Local Traffic Code Establishing Loading Zones in Specified Places on Certain Streets

This ordinance is an amendment of the language regarding loading zones. The language was modified by including the loading and unloading of goods, supplies and deliveries as well as passengers. The language also deleted a specific time limit of fifteen minutes and created the ability to specify whatever length of time is needed to load and unload as determined by the Traffic Commission.

Ordinance No. 2004-03-033: An Ordinance Authorizing the Mayor to Establish a Parking Meter Zone on Certain Streets (Busy Avenue)

This ordinance is to establish a parking meter zone on the east side of Busey Avenue between University Avenue and the Norfolk Southern railroad tracks. These meters will be bagged for the next three years and rented to the Carle Hospital construction managers to use during construction of the North Tower and Emergency room addition.

Following debate, Ms. Wyman moved in omnibus fashion to forward the three ordinances from Traffic Commission to Council with a recommendation for approval. The motion was seconded by Mr. Hayes and carried by a voice vote.

Ordinance No. 2004-03-034: An Ordinance Approving and Authorizing the Execution of a Letter of Understanding With the City of Champaign, University of Illinois, and the Champaign-Urbana Mass Transit District

Mr. Gray presented staff report. The CATS Phase II Technical Committee decided to suspend further study and preliminary engineering for this project because of the Champaign-Urbana Mass transit District Alternatives Analysis Study in the fall of 2010. At this time there is no firm determination that would show exactly where a light rail or flexible transit route would be designated. The Technical Committee has decided to resume efforts and have Clark Dietz, Inc., finish the remaining work over the next twelve months.

Mr. Gray reviewed the remaining work. It is proposed that the City's share of the CATS Phase II work would come from Capital Improvement funds and be included in Fiscal Year 2004/2005 Budget, in the amount of \$15,000.

Following debate, Ms. Wyman moved to approve **Ordinance No. 2004-03-034: An Ordinance Approving and Authorizing the Execution of a Letter of Understanding With the City of Champaign, University of Illinois, and the Champaign-Urbana Mass Transit District**. The motion was seconded by Mr. Hayes. Following extensive debate, the motion carried by a voice vote.

Resolution No. 2004-03-005R: Resolution for Improvement by Municipality Under the Illinois Highway Code (2004 MFT Resurfacing Project)

Mr. Gray presented staff report. This is the 2004 Motor Fuel Resurfacing project. Mr. Gray reviewed the locations and type of construction included in the project. The total cost of the project is estimated at \$1,500,000. The Resolution requests use of Motor Fuel funds be appropriated. Staff recommends approval.

Following debate, Ms. Wyman moved to forward **Resolution No. 2004-03-005R** to Council with a recommendation for adoption. The motion was seconded by Mr. Whelan and carried by a voice vote.

Ordinance No. 2004-03-028: An Ordinance Approving an Amendment to a City of Urbana Community Development Block Grant Subrecipient Agreement (Disabled Citizens Foundation Project No. 0304-06)

Grants Management Manager Bob Grewe presented staff report. The City of Urbana entered into an agreement with the Disabled Citizens Foundation in able to utilize \$99,172 to make improvements to one of their job training facilities. After completing the December 2003 Quarterly Report for the project, it is apparent that there is a need to extend the term of; the CDBG Agreement, in order to be sure there is adequate time to complete the project. This amendment would extend the termination date of the agreement for six (6) additional months.

Following debate, Ms. Wyman moved to forward **Ordinance No. 2004-03-028** to Council with a recommendation for approval. The motion was seconded by Ms. Patt and carried by a voice vote.

Report on Business Survey Results

Redevelopment Specialist Ryan Brault presented staff report. This survey summarizes conclusions from the analysis of 159 received responses from 838 business surveys that were sent out to each business within the City limits of Urbana during the period from December 2002 to December 2003. Results of the survey will be posted on the City website.

There is no fiscal impact from this report or from the analysis of survey findings. No action is required on this item.

Discussion: Public Input Issues

Mayor Satterthwaite presented staff report on this issue that had been previously mentioned by Council. There is no need to change policy. Mayor Satterthwaite suggested that public input be allowed at Committee during the Public Input agenda item or at the time of the agenda item and at Council meetings during Petitions and Communications or at the time of the agenda item. At the time of the agenda item between staff report and Council debate. Public participation would still be limited to 5 minutes for each person.

Retained Attorney Jack Waaler stressed that it is important that people know the difference between the Public Input portion of the meeting and the Legislative portion.

Lakeside Terrace

Grants Management Division Manager Bob Grewe presented staff report on **City Comments on The Section 8 Administrative Plan Project Based Assistance Plan (Draft 5)**. These comments are a response to the Housing Authority's request for comments during their 30-day public comment period for their Section 8 Administrative Plan Project Based Assistance Plan for Lakeside Terrace, which extends from March 7, 2004 through April 5, 2004.

The Housing Authority of Champaign County has determined that it will be advantageous for the Agency to convert Section 8 Tenant-Based Assistance vouchers to Project-Based Assistance.

Under regulations of the U.S. Department of Housing and Urban Development, in order to convert Tenant Based Section 8 Vouchers to Project Based Assistance units, the Housing Authority of Champaign County is required to prepare a Section 8 Administrative Plan Project Based Assistance Plan.

Mr. Grewe reviewed the City's comments on the Section 8 Administration Plan made to the HACC in a Draft letter dated March 18, 2004.

Edward Bland, representing HACC, answered Committee Members questions regarding the intentions of the HACC.

Mr. Grewe reviewed the letter on **City Comments on the Lakeside Terrace Relocation Plan Prepared by the Housing Authority of Champaign County**. These comments are in response to the Housing Authority's request for comments during their 30-day comment period for their Draft Relocation Plan for Lakeside Terrace. The purpose of this discussion is to determine if the comment letter prepared by staff contains all the comments that the City of Urbana desire to submit to the Housing Authority of Champaign County regarding the relocation plan.

Debate followed Mr. Grewe's review.

Mr. Grewe presented staff report on **Ordinance No. 2004-03-036: An Ordinance Authorizing the Mayor to Execute an Intergovernmental Agreement With the Housing Authority of Champaign County Regarding Redevelopment of Lakeside Terrace**. This agreement was prepared as a result of a Resolution adopted by Council on March 1, 2004 directing the Mayor to prepare a draft agreement for Council review at this meeting.

A significant amount of information pertaining to the redevelopment has been assembled and distributed, including the two items previous to this ordinance.

City participation in the redevelopment of Lakeside Terrace could involve major allocations of CDBG and HOME funds that could impact the ability to fund other affordable housing projects over a limited time frame. It would also require significant Community Development staff time over the duration of the project.

Staff recommends approval of this agreement.

Following extensive debate, Ms. Patt moved by omnibus motion to forward **City Comments on The Section 8 Administrative Plan Project Based Assistance Plan (Draft 5)**, **City Comments on the Lakeside Terrace Relocation Plan Prepared by the Housing Authority of Champaign County**, and **Ordinance No. 2004-03-036: An Ordinance Authorizing the Mayor to Execute an Intergovernmental Agreement With the Housing Authority of Champaign County Regarding Redevelopment of Lakeside Terrace** to Council with a recommendation for approval. The motion was seconded by Ms. Wyman

Ms. Patt moved to amend the **City Comments on the Lakeside Terrace Relocation Plan Prepared by the Housing Authority of Champaign County** to add "The relocation plan should state that one of the top priority goals of the Housing Authority is to achieve a mixed income development at the Lakeside Terrace site. Therefore, most residents (or a specified percent) will not be able to move into the redeveloped units. Residents have inferred from statements made by HACC staff that every one of them will be able to return to the new development."

To amend the **City Comments on The Section 8 Administrative Plan Project Based Assistance Plan (Draft 5)**, there are four changes:

1. Owner Application Requirements (page 3 of 7) should include: "Agreement to offer every tenant of a subsidized, project-based unit a one-year's lease which may be renewed for subsequent years unless the owner demonstrates good cause for refusing to enter into a new lease or lease renewal. 'Good cause' should be defined in the same manner as it is for public housing leases." The most important benefit of public housing is the guarantee of good cause termination rights, which protect housing stability. Without this benefit, project-based assistance is not very different from tenant-based assistance.
2. To ensure the participation of CHDO's the Evaluation Criteria (page 4 of 7) should include a criterion: "The applicant is a Community Housing Development Organization - 40 points."
3. Minimum evaluation criteria should include: "The applicant has never been cited by the City for any violation of property maintenance or building codes at any property owned or managed by the applicant; or if the applicant has ever been cited for a violation, repairs were completed by the deadline in the first notice of violation."
4. Page 6 of the Plan says HUD requires that 75% of project-based subsidies go to people whose income is below 30% MFI. Does that mean that 25% must go to people whose income is over 30% MFI? If so, only those units that may be rented to households with incomes below 30% MFI should be considered "replacement units" for the purpose of determining consistency with the City of Urbana Consolidated Plan.

To amend **Ordinance No. 2004-03-036: An Ordinance Authorizing the Mayor to Execute an Intergovernmental Agreement With the Housing Authority of Champaign County Regarding Redevelopment of Lakeside Terrace** stating until the City Council determines that replacement housing can be provided site, the fourth "whereas" clause of the agreement should state we are working to redevelop Lakeside Terrace with "up to 200 tax credit apartments, 24% of which would be reserved for very low income families." Section 2 of the agreement should state that "The Plan envisions the allocation of a minimum of 80 project-based Section 8 vouchers to the Lakeside Terrace Redevelopment plan, 24% of which may be provided on-site at the expanded Lakeside Terrace site and at least 32 of which will be provided as part of the scattered site element of the Lakeside Redevelopment Plan."

Section 1. Should state a draft redevelopment plan will be provided for council review at the April 12 Committee of the Whole meeting.

The motion to amend was seconded by Ms. Wyman.

Following debate, Ms. Chynoweth offered a friendly amendment that under number 6, **Lakeside Terrace Relocation Plan** on page 1, Statement of Nondiscrimination, we request that this cover the same categories listed in the Urbana Human Rights Ordinance, including sexual orientation, political affiliation, etc. Ms. Patt accepted the friendly amendment.

Following further debate, the motion to amend carried by a voice vote.

The motion to forward **City Comments on The Section 8 Administrative Plan Project Based Assistance Plan (Draft 5)**, **City Comments on the Lakeside Terrace Relocation Plan Prepared by the Housing Authority of Champaign County**, and **Ordinance No. 2004-03-036: An Ordinance Authorizing the Mayor to Execute an Intergovernmental Agreement With the Housing Authority of Champaign County Regarding Redevelopment of Lakeside Terrace** to Council with a recommendation for approval carried by a voice vote.

Ms. Wyman moved to enter into closed session for **Discussion of Property Acquisition**. The motion was seconded by Ms. Chynoweth and carried 6-0 by roll call vote. Voting aye were Members of the Council: Chynoweth, Hayes, Huth, Patt, Whelan, and Wyman – 6; voting nay: none.

The Committee entered into closed session at 10:25 p.m. and reconvened at 10:40 p.m. with all Members previously in attendance still present.

ADJOURNMENT

There being no further business to come before the Committee, Chair Huth declared the meeting adjourned at 10:42 p.m.

Respectfully submitted,

Elaine Taylor
Recording Secretary

*This meeting was taped.

** This meeting was broadcast on cable television.

MINUTES APPROVED : April 12, 2004, as amended

AMENDMENT TO THE MARCH 22, 2004 MINUTES

Mr. Whelan requested to amend page 4 in the title of Ordinance No. 2004-03-003 to correct the spelling from "Busy" to "Busey". There were no objections.

