



COMMITTEE OF THE WHOLE
January 23, 2006

Committee Members Present:

Lynne Barnes, Brandon Bowersox (by teleconference), Danielle Chynoweth (Chair), Robert Lewis, Dennis Roberts, Charlie Smyth, and Heather Stevenson - 7.

Committee Members Absent:

None.

Staff Members Present:

Acting Police Chief Mike Bily, Comptroller Ron Eldridge, City Attorney Jim Gitz, Public Works Director Bill Gray, Assistant City Engineer, Facilities Manager Pat Pioletti, Grants Management Division Manager John Schneider, Community Development Director Libby Tyler, and Chief Administrative Officer Bruce Walden.

Others Present:

Members of the Media, Kathryn Anthony, Kathleen Gary, Daniel Lewart, Cheri Manrique, and Esther Patt

Meeting Location:

Urbana City Council Chambers

There being a quorum, Chair Chynoweth called the meeting to order at 7:09 p.m.

Additions to the Agenda and Staff Report

There were none.

Minutes of the Previous Meeting

Ms. Barnes moved to approve the minutes of the January 9, 2006 meeting of the

Committee of the Whole. The motion was seconded by Mr. Lewis and carried by a voice vote.

Public Input

Kathryn Anthony, 309 West Pennsylvania Avenue, Kathleen Gary, 3106 Sylvan Drive, Champaign, Daniel Lewart, 310 North Busey Avenue, and Cheri Manrique, 308 Thompson, all representing Champaign-Urbana Smoke Free Alliance, to urge the Committee to schedule a public forum to discuss a "smoke free Urbana."

Facilities Manager Pat Pioletti presented staff report on **Ordinance No. 2006-01-010: An Ordinance Amending Schedule N of Section 23-193 of the Urbana Local Traffic Code Limiting Parking Time on Certain Streets or Public Parking Lots (An Area Bounded by Beslin Street, Goodwin Avenue, Wright Street, Church Street and the Norfolk Southern Railroad Tracks)**. A concern has been raised about commuters filling the streets in the north Urbana neighborhood all day during the week, causing a problem for the residents.

Staff is proposing establishing a two-hour parking limitation on the streets in the area bounded by Beslin Street on the north (not including Beslin itself), Goodwin Avenue on the east, Wright Street on the west, and Church Street and the railroad tracks on the south. The limitation would be in effect weekdays, 9:00 AM until 4:00 PM. Violators of the restriction would receive a \$10.00 parking ticket.

Following debate, Ms. Barnes moved to send **Ordinance No. 2006-01-010: An Ordinance Amending Schedule N of Section 23-193 of the Urbana Local Traffic Code Limiting Parking Time on Certain Streets or Public Parking Lots (An Area Bounded by Beslin Street, Goodwin Avenue, Wright Street, Church Street and the Norfolk Southern Railroad Tracks)** to Council with a recommendation for approval. The motion was seconded by Mr. Smyth. Following further debate, the motion carried by a voice vote.

Public Works Director Bill Gray presented staff report. **Ordinance No. 2006-01-011: An Ordinance Amending Schedule H of Section 23-93 of the Urbana Local Traffic Code Requiring Stop Signs at a Certain Intersection (Goodwin Avenue at Illinois Street)**. This ordinance is for the placement of stop signs at Illinois Street and Goodwin Avenue. An engineering study was performed by the consultant for the Campus Area Traffic Study and it was determined a multi-way stop was warranted. The Traffic Commission recommends that the stop signs be installed.

Ms. Barnes moved to forward Ordinance **No. 2006-01-011: An Ordinance Amending Schedule H of Section 23-93 of the Urbana Local Traffic Code Requiring Stop Signs at a Certain Intersection (Goodwin Avenue at Illinois Street)** to Council with a recommendation for approval. The motion was seconded by Mr. Smyth. Following debate, the motion carried by a voice vote.

Mr. Gray presented staff report on **Ordinance No. 2006-01-012: An Ordinance Revising the Annual Budget Ordinance (Race Street Storm Sewer Repairs)**. Assistant City Engineer Gale Jamison was present with Mr. Gray to answer Committee Members' questions.

The Engineering Division recommends rehabilitating two deteriorated storm sewers on Race Street south of Florida Avenue utilizing a cured-in-place lining system. Both storm sewers on Race Street from Florida Avenue to Montclair Drive are in poor condition. They are structurally failing and could be responsible for some of the pavement failures along this section of Race Street. The storm sewer repair work is planned to occur prior to a concrete pavement patching project scheduled to begin in May 2006. The cost would be \$210,000.

There is \$134,896 available in the 2005-2006 Fiscal Year Miscellaneous Storm Sewer Repairs budget line item. One hundred thousand dollars of that could be committed to the deteriorated Race Street Storm Sewers. There is \$110,000 in remaining funds in the Stone Creek Bike Path budget line item. This project is complete and no additional expenditures are anticipated from this line item.

Staff recommends that a budget amendment ordinance in the amount of \$110,000 be approved.

Following debate, Ms. Barnes moved to forward **Ordinance No. 2006-01-012: An Ordinance Revising the Annual Budget Ordinance (Race Street Storm Sewer Repairs)** to Council with a recommendation for approval. The motion was seconded by Mr. Bowersox.

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

Mr. Jamison and Mr. Gray presented an **Update on Council Resolution on Lincoln Avenue Project and Motion to Proceed**. The City's Capital Improvement Plan identified Lincoln Avenue between Pennsylvania Avenue and Nevada Street for improvements in the 2006 construction season. As a part of these improvements, a desire was expressed to establish a safer environment for pedestrians, bicyclists, vehicles and buses in the improvement area.

On December 5, 2005, the Council passed Resolution No. 2005-11-022R "A Resolution of Support for Improvements to Lincoln Avenue". At that time, Council presented six (6) items to be clarified and brought to the Council before construction begins on the Lincoln Avenue improvements. Mr. Jamison addressed these items.

Staff requests approval of the project improvement by Council motion in support of the proposed designs and to proceed with construction.

Ms. Barnes moved to forward the **Update on Council Resolution on Lincoln Avenue Project and Motion to Proceed** to Council with a recommendation for approval. The motion was seconded by Mr. Roberts.

Mr. Smyth requested that it be reiterated in the CATS 3 Study that mechanisms be looked at to improve bicycle connectivity to existing paths. Mr. Smyth stated his concern for the loss of curb cuts opposite streets coming out of the West Urbana neighborhood. Mr. Smyth stated his desire to have a curb cut opposite the center of Michigan, Indiana, Ohio, and Iowa. The one at the bike path could be dropped.

Following debate, Mr. Smyth moved to amend the motion with a recommendation to include bicycle ramps opposite Iowa, Ohio, Indiana, and Michigan and to include a recommendation to CATS 3 that bicycle route connectivity be examined and encouraged, as well as a review of ADA designs with respect to crosswalks. Mr. Roberts requested to add to the amendment to clarify the location of the bus stop across from the Lincoln Avenue Residence Hall so that it is commodious to the crosswalk. The motion was seconded by Mr. Bowersox. Following debate, the motion to amend carried by a voice vote.

Following further debate the motion to forward the **Update on Council Resolution on Lincoln Avenue Project and Motion to Proceed, as amended**, to Council with a recommendation for approval carried by a voice vote.

Comptroller Ron Eldridge led the **Discussion and Presentation of the City Comprehensive Annual Financial Report (CAFR)**. Mr. Eldridge stated that he had previously presented the Council with a copy of the Comprehensive Annual Report (CAFR). Included with that was a memo from Mr. Eldridge and letters from the auditors regarding accounting and control issues.

This report is a historical report that shows the City's assets at June 30, 2005 and the activities for the previous 12 months.

Mr. Eldridge reviewed the auditors' report which indicates that the City's statements are presented fairly in all accounting principals.

No action was required on this item.

Esther Patt, 706 South Coler, addressed the Committee with her concerns regarding the Lakeside Terrace Project and the need for additional subsidized public housing.

Community Development Director Libby Tyler presented the **Lakeside Terrace Update**. Over the past several year the City has worked with the Housing Authority of Champaign County (HACC) and their developer, Brinshore Development, L.L.C., in coordination with neighborhood residents regarding the redevelopment of Lakeside

Terrace. Assessment of HACC and HUD has determined that it was not feasible to renovate the property to meet modern standards for public housing.

The Redevelopment Plan consists of the following:

1. Demolition of the existing Lakeside Terrace Apartments and relocation of existing tenants.
2. On-site redevelopment with 100 tax credit units, 24 of which shall be designated for replacement units through use of Section 8 vouchers.
3. Application for replacement units funds from HUD by the HACC for approximately 14 new public housing units to be developed at any location throughout Champaign County.
4. Provision of off-site scattered replacement housing by local CHDO's, including Homestead Corporation with 33 single-family residences and the Urban League with 9 redeveloped apartments. Affordability for these units will be provided through anticipated designation of project-based Section 8 vouchers by HACC.

Since adoption of the Redevelopment Plan in 2004, the City has made substantial progress in assisting in the Lakeside Terrace project and in funding replacement housing. Additional housing projects that could contribute to replacement housing for Lakeside Terrace include Ecological Construction Laboratory, Habitat for Humanity, Urban League Lease Purchase Program, un-programmed CHDO funds from previous fiscal years, budgeted HOME acquisition/redevelopment activities and Kerr Street development planning.

To summarize, a total of 9 replacement units for Lakeside Terrace has been provided by the Urban League. A total of 19 to 24 replacements can be provided on-site depending upon the density of the Lakeside development project. Fourteen replacement units are to be provided elsewhere by the Housing Authority. This leaves 33 to 38 affordable housing units to be provided at other locations as part of the Lakeside Terrace Development Plan.

Major considerations in reviewing the redevelopment plan are the City's reduction in CDBG funds and a decrease in HOME funds.

Redevelopment of Lakeside Terrace will have significant fiscal impacts. City participation will continue to involve major allocations of CDBG and HOME Funds that could impact the ability to fund other initiatives. This will be compounded by continued reductions in our allocation of CDBG and HOME funds.

Staff requests that City Council review the material presented and provide guidance with respect to this project.

Edward Bland, representing the HACC, Matthew Hogan, representing Brinshore, and Jim Rose, representing Homestead Corporation, answered Committee members' questions regarding this Redevelopment.

Following debate, Chair Chynoweth called for a straw poll to consider:
1) whether staff should just look at rental only when considering replacement housing;
2) should staff primarily do rental but consider some Habitat for Humanity or any other group that can actually fit 30% AMI or less; and 3) should use be unrestricted. The straw poll indicated the Committee's preference for primarily rental and some unrestricted.

A second straw poll was to determine if the does Committee wanted to do the first site plan (50/50 half now/half later) or the second site plan (75 units, decreasing replacement units). The Committee opted for the first site plan.

Following further debate, the discussion on this topic was concluded.

Mr. Pioletti led the **Discussion on the Library HVAC**. The portion of the HVAC that serves the older part of the Library needs to be replaced. The City has not budgeted for this fairly significant amount. When a firmer dollar amount is determined, a budget ordinance will be presented to Council. The funds will probably come from reserves.

There is \$55,000 left in the budget and this will not pay for the HVAC.

Mr. Smyth moved to authorize staff to proceed with this project and bring it back to Council when the facts are more available regarding the budget impact. The motion was seconded by Ms. Barnes. Following debate, the motion carried by a voice vote.

Chair Chynoweth stated that she senses that the next two resolutions have been discussed and the Committee is largely in agreement on them so they need not be discussed at this time.

Mr. Smyth moved to forward the version of **Resolution No. 2006-01-002R: Resolution to Endorse the West Urbana Neighborhood Association (WUNA) Document Entitled "Preserving and Revitalizing the West Urbana Neighborhood"** put together by Mr. Roberts with one additional correction requested by Mayor Prussing, which is to change title to **Resolution of Support for the West Urbana Neighborhood Association (WUNA) Document Entitled "Preserving and Revitalizing the West Urbana Neighborhood."** The motion was seconded by Mr. Bowersox and carried by a voice vote.

Ms. Barnes moved to forward **Resolution No. 2006-01-003R: Resolution of Support to Strengthen Communications Regarding Future Development and Planning Between the City of Urbana and the University of Illinois** to Council with a recommendation for approval. The motion was seconded by Mr. Roberts.

Mr. Smyth moved to amend a section in the language to read, "Therefore we support the Planning Department staff in continuing regular and permanent communication with the University of Illinois"; and to add an additional "WHEREAS" that states: "WHEREAS new development opportunities have arisen that could be mutually beneficial to the University/City relations in building a more vibrant Urbana." This was accepted as a friendly amendment by the mover and seconder.

Following debate, the motion carried by a voice vote.

Adjournment

There being no further business to come before the Committee, Chair Chynoweth declared the meeting adjourned at 10:30 p.m.

Respectfully submitted,

Elaine Taylor
Recording Secretary

*This meeting was taped.

**This meeting was broadcast on cable television.

Minutes approved: February 13, as amended

AMENDMENT TO THE JANUARY 23, 2006 COMMITTEE OF THE WHOLE MINUTES

Mr. Bowersox requested that the minutes be amended to record Ms. Chynoweth as Chair rather than Mr. Roberts.

Mr. Bowersox further requested that the records include that he joined the meeting in person at 7:20 p.m.

There were no objections to these changes.