

CITY OF URBANA

COMMITTEE ON ADMINISTRATION & FINANCE - NOVEMBER 14, 1994
CITY COUNCIL CHAMBERS - 400 S. VINE STREET, URBANA, IL

COMMITTEE MEMBERS PRESENT: Michael Pollock, Chairman; James Hayes; Esther Patt; Marya Ryan; John Taylor; Joseph Whelan; Clifford Singer (7:35 p.m.)

STAFF MEMBERS PRESENT: Tod Satterthwaite, Mayor; Phyllis Clark, City Clerk; Bruce Walden, CAO; Jack Waaler, City Attorney; Eddie Adair, Police Chief; Charles Gordon, Asst. Police Chief; William Gray, Public Works Director; April Getchius, Community Development Director; Bruce Stoffel, CD Division Manager

OTHERS PRESENT: Richard Wilson; Jack Paxton; Bruce Norris; Judy Godwin; Ben Thomason; Art Vincent; Douglas Chien; George Batzli; Charlie Smyth; Ernst Strenge; Sandy Weir; Laura Huth; Beth Chato; Jamie Ellis; Sharon Monday-Dorsey; Reinal Dorsey; Matthew Snyder; Art Zangerl; Sue Korn; Steve Frankel; Elizabeth Robertson; Francis Young; Katherine Sauer; Andrew Patrillo; Leon McCulloh; Helen Woodward; Eva Steger; Jim Duffet; Karen Kummer; Justine Schoeplein; Betty Murphy; John Bramfeld; Maxi Damberger; Sandra Batzli; Phyllis Brussel; Richard Jerrard; Carolyn Baxley; Perry Morris; Lachlan Blair; Vic Isaksen; Jerry Goff; Fred Schlipf; John L. Johnson; Randy Davis; Roger Marcum; Trish Crowley; Media

Chairman Pollock called the meeting to order at 7:07 p.m.

Minutes of Previous Meeting

Mr. Hayes moved to approve the minutes of October 12, 1994. The motion was seconded by Ms Patt. Motion carried by a voice vote.

Additions to the Agenda and Staff Report

There were none.

Petitions and Communications

The following persons expressed their support for the garbage franchise proposal: Jack Paxton, 2603 Brownfield Road; Judy Godwin (Community Recycling Center), 720 N. Market, Champaign; Douglas Chien (concerned citizens), 404 W. Elm Street; George Batzli, 711 W. Indiana Avenue; Charlie Smyth, 805 S. Coler; Ernst Strenge, 609 W. Main; Laura Huth, 504½ E. Elm; Beth Chato, 714 W. Vermont; Jamie Ellis (Students for Environmental Concerns, 618 W. Springfield, #2, Champaign; Sharon Monday-Dorsey, 301 W. Locust; Reinal Dorsey (Kids Saving Earth), 301 W. Locust; Gabrielle Reisman, 305 W. Locust; Matthew Snyder (Community

Recycling Center), 720 N. Market, Champaign; Art Zangerl, 702 W. Michigan; Sue Korn, 908 E. California; Steve Frankel, 409 W. Elm, #6; Elizabeth Robertson, 910 S. First Street, Champaign; Francis Young, 1006 S. Orchard; Katherine Sauer, 1106 S. Garfield; Andrew Patrillo, 404 W. Elm; Leon McCullough, 403 W. Oregon; Helen Woodward, 1408 S. Vine; Eva Steger, 102 W. Vermont; and Jim Duffet, 1204 S. Carle.

The following persons expressed their opposition to the garbage franchise proposal: Richard Wilson (garbage haulers), P.O. Box 4241; Bruce Norris, 1002 Eads; Ben Thomason, 1111 Philo Road; Art Vincent (concerned citizens), 105 E. Mumford; and Sandy Weir, P.O. Box 4051.

Art Zangerl and Karen Kummer, representing PACA, addressed the Committee on the topic of preservation of the Jacques House and presented a rendering for review.

Speaking in support of preserving the Jacques House at its present location were: Justine Schoeplein (C-U Herb Society), 2208 S. Lynn; Betty Murphy, 611 W. Illinois; George Batzli, 711 W. Indiana; Francis Heather Young, 1006 S. Orchard; Maxi Damberger, 411 W. Indiana; Sandra Batzli, 711 W. Indiana; Phyllis Brussel, 2003 George Huff Drive; Carolyn Baxley, 510 W. Main; Perry Morris, 709 W. Stoughton; Vic Isaksen, Urbana.

John Bramfeld, 915 W. Springfield, Champaign, stated that he did not feel the Jacques House should be relocated or saved. He said that if another use could not be found for the Jacques House, it should be demolished.

Richard Jerrard, 507 W. Indiana, stated that he would like to see another use for the Jacques House. Lachlan Blair, 506 W. Illinois, stated that the Jacques House was a resource that belongs to the City of Urbana and should be put to good use.

Move of The Jacques House

Jerry Goff, President/Library Board of Trustees, stated that the Library is governed by the Board of Trustees. The expansion is necessary and the Board is exploring various options. Mr. Goff stated that they had been doing land acquisition, with the City's help. The Board looked for a reasonable solution with PACA.

Fred Schlipf, Executive Director/Urbana Free Library, presented a letter of response to some questions raised by Mayor Satterthwaite regarding the proposed expansion. Mr. Schlipf

noted that the Library has been constantly running out of space, and another expansion may be necessary in another twenty-five years. The estimated cost to move and renovate the Jacques House would be \$400,000 to \$500,000. Schlipf stated that expanding to the south would mean a reduction in parking. He said that the architect has stated that the Jacques House is capable of handling the move.

Mr. Whelan inquired about the structure. Vic Isaksen, architect, responded that the foundation is in bad shape and the roof has some sagging, however, the building is structurally sound.

Mr. Whelan asked if there was a timeframe for the expansion. Mr. Goff responded that there was not a real hurry.

Ms Patt asked that this item be placed on the City Council agenda next week (November 21, 1994) and suggested that members of the Library Board be present. Mr. Hayes also suggested that the Library Board meet with PACA prior to the Council meeting.

Staff Report on Housing Authority

Ms Getchius stated that she had been meeting weekly with the Housing Authority to explore what opportunities were available. She further stated that they are looking for a directive as to what the City Council's expectations are for the direction of the Housing Authority.

John L. Johnson presented a memorandum to the Council regarding the Housing Authority and noted that he would also be submitting the same correspondence to the City of Champaign's City Council tomorrow evening. Mr. Johnson stated that if the Council decided that it did not want the intergovernmental agreement, his request is that they proceed with Champaign to form a twin city housing authority.

Ms Patt inquired if the City would have the power to change the term of service for members, or would that be decided by the Federal Government or someone else. Mr. Waaler said that he would have to look into it.

Mayor Satterthwaite stated that what Mr. Johnson suggested was that we leave it as Champaign County Housing Authority, but have the County transfer some of its appointing authority to those members. Is this legally possible with the existing structure of the Housing Authority and the Housing Authority Board? Ms. Getchius stated that her understanding was if it were done under

an intergovernmental agreement we can enter into that agreement and have that kind of input on appointments. Mr. Waaler stated that he believed the final appointment would have to be made by the Chair of the Champaign County Board. He said that he was hoping that Mr. Johnson was suggesting that the County, through an agreement, would agree to appoint people who have been recommended by the cities and in some manner indicated in the contract. The actual appointment, however, would still have to be by the Chairman.

Randy Davis, Champaign County Housing Authority, stated that Lyle Shields (Chairman/Champaign County Board) has indicated his willingness to meet with representatives from Champaign, Urbana, the Housing Authority, and the Village of Rantoul to discuss length of appointments and whatever other issues or needs were addressed. Mr. Davis inquired if we could, on a policy level, implement new policies that could satisfy the needs of the cities rather than the immense amount of time and effort that would be needed if anyone were to want to move forward with creating a new authority and transfer of assets. Davis noted that in order to get a transfer or anything else it requires the cooperation of the Housing Authority Board.

Ms Getchius stated that if it is accountability that the Council is looking for, there are a variety of ways to accomplish that. If it is control over appointment authority, then our options may be somewhat more limited in what we do. Getchius stated that the more control the City has, the more liability it will assume. If you take the most severe scenario of creating a municipal housing department, then the City would be liable for those employees and their actions. Getchius stated that what she was requesting is some parameter as to what the Council is looking at (i.e., accountability on management issues, control over budget approval, etc.).

Mayor Satterthwaite stated that it was important that the City have more than an advisory role; more control is needed. Mayor Satterthwaite stated that what he envisioned as for as control was some way for appointment authority. It is essential that the City have some kind of firm appointment control and not just an advisory control.

Chairman Pollock made the following suggestions for comment noting that these were five things the City needs to do:

1. A due diligence review to get a clear picture financially and of the assets and financial state of the Housing

Authority and the complexes themselves.

2. Some type of review or inspection of the physical assets residing in the twin cities.
3. Somehow contact or contract or arrange for an experienced interim director.
4. Develop some type of metro housing authority in conjunction with the City of Champaign and Champaign County, that would have an appointed board similar to the board as it is structure now. It would not be a City department and in such a way would limit some of the liability that the City would have. However, it is important to make sure that the governing board, whether it be an Urbana agency, a metro agency, or a county agency, be independent to function.
5. To structure the intergovernmental agreement that would have this happen in such a way that the ISWDA and other difficulties that we have experienced over a time in intergovernmental relations would be covered. It would have to be a real "tight" agreement.

Mr. Singer stated that whatever the City does, whether it is staying with the County Board Chair as the ultimate appointing authority or moving to a Champaign-Urbana option, we need an (anti-nuptial) agreement because we need to prepare for the possibility of divorce. The County, Champaign and Urbana fundamentally have very different views about what is appropriate in this area. Singer said that he would prefer to see it with the cities because they take the ultimate brunt of the problems.

Ms Patt stated that her number one concern was to insure that all funds for low-income housing that are available to public housing authorities be applied for by the local housing authority and that all funds that are granted to that authority get used and used properly and in accordance with the program guidelines. Ms Patt inquired what would be the best way for the City of Urbana to make sure that this happens in terms of these different options. Mr. Waaler responded that he believed the only way to be sure is to make it a city department.

Mr. Hayes stated that he had originally mentioned that it might be best for the cities to work closely with the Housing Authority to make sure things got done. The reason why some things got out of "whack" was because there were decisions that were not made and things that were suppose to be done were not. Hayes stated

that whoever is appointed to the Board, the City should concentrate on the emphasis of getting things done in a timely manner without taking over control.

Ms Getchius stated that one of the options staff is looking for direction on is whether we should enter into an interim agreement with the Housing Authority. An interim agreement could call out specific issues of participation in the audit.

Mr. Singer made a motion to ask staff to proceed toward an interim agreement aimed at a longer term intergovernmental cooperation, with the provision that this dissolution would not result in the status quo ante. Ms Patt seconded.

Ms Patt amended the motion to include appointment authority on the City's part.

Mr. Taylor inquired if we had been told by the County that they would allow us appointment authority without a veto. Ms Getchius responded that Mr. Shields had indicated that he would be willing to discuss options and was open to that kind of suggestion.

Mr. Davis expressed his concern with the city staff assisting the Housing Authority in conducting audits and examining records on a no pay basis. Davis said that he has some concerns about how much time his staff would be spending in the future on conducting independent audits without any compensation, given the fact that they are already overwhelmed with strictly city business. Ms Getchius clarified that the audit would be performed by an independent auditor. Mr. Davis asked who would pay for the audit--the Housing Authority or the cities. Ms Getchius responded that she assumed the cities.

Ms Patt asked if the motion included the due diligence audit and expenditures. Chairman Pollock clarified that expenditures would have to come back before the Council.

Mr. Whelan stated that he had a problem with cities assuming too much responsibility in this area. Whelan said that he did not believe we should be paying for the due diligence audit. It should be paid by the County. Mr. Whelan stated that he did not see us benefiting from controlling the Housing Authority more than we can really afford to as far as manpower is concerned or financially with all the unknowns.

Following debate, roll was called and the vote on the motion was as follows:

Mr. Hayes - Yes	Mr. Singer - Yes
Ms Patt - Yes	Mr. Taylor - Yes
Mr. Pollock - Yes	Mr. Whelan - No
Ms Ryan - Yes	

The motion carried 6-yes:1-no.

***NOTE:** At this time Chairman Pollock changed the order of the agenda. It was the consensus of the Committee to forward "HOME/Consolidated Plan Discussion" to the next Committee on Environment and Public Safety meeting to be held November 28, 1994. It was decided to move "Solid Waste RFP Review" last on tonight's agenda.

Disposition of 710 North Goodwin and 1104 North Harvey

Mr. Taylor made a motion to send to Council for approval. The motion was seconded by Mr. Whelan. With a roll call, the vote was as follows:

Mr. Hayes - Yes	Mr. Singer - Yes
Ms Patt - Abstain*	Mr. Taylor - Yes
Mr. Pollock - Yes	Mr. Whelan - Yes
Ms Ryan - Yes	

The motion carried 6-yes:1-abstain. (*Ms Patt abstained due to conflict of interest.)

Housing Rehabilitation Program Agreement With Busey Bank

Mr. Taylor made a motion to send to Council for approval. The motion was seconded by Whelan.

Mr. Hayes inquired if the City is making a non-repayable grant, why does the Bank have to put the deposits in the City account. Mr. Stoffel responded that there are two programs the Bank will be helping us with: 1) The Grant Installment Loan Program (City makes a grant up to \$10,000; Bank makes a loan up to \$10,000. They are bank loans. They make the collections and take the proceeds.); and 2) The City is asking the Bank to manage its existing portfolio of loans that the City has made over the last six or seven years with Federal dollars. Those were 100% City loans that the repayment now come back to the City. We are asking the Bank to service our loan processor and to accept

Committee on Administration & Finance
November 14, 1994
Page 8

payments on behalf of the City and then transfer the payments that they receive from our clients into our City accounts.

The motion carried by voice vote.

Solid Waste RFP Review

Chairman Pollock noted that in addition to the RFP there was a tentative timeline and summary of some of the changes in the packet.

Rod Fletcher reviewed the RFP with Council Members section-by-section. (See attached.)

Chairman Pollock said that this issue would be forwarded to the next Environment and Public Safety Committee meeting to be held November 28, 1994.

ADJOURNMENT

With no further business to come before the Committee, Chairman Pollock adjourned the meeting at 11:45 p.m.

Respectfully submitted,

Deborah J. Roberts
Recording Secretary

*This meeting was broadcast on cable television.