

STATE OF ILLINOIS

CITY OF URBANA

URBANA CITY COUNCIL MEETING
MONDAY, APRIL 1, 1996

The City Council of the City of Urbana, Illinois met in regular session at 7:30 p.m., Monday, April 1, 1996 in the Council Chambers of the Urbana City Building.

Present at the meeting were Members of the Council: Hayes, Kearns, Patt, Pollock, Ryan, and Taylor - 6; absent: Whelan - 1.

There being a quorum, the meeting was called to order at 7:30 p.m. by Mayor Tod Satterthwaite.

MINUTES OF PREVIOUS MEETING

Aldерwoman Patt moved to approve the minutes of the March 18, 1996 regular meeting and the March 25, 1996 special meeting.

The motion was seconded by Aldерwoman Kearns and carried by a voice vote.

ADDITIONS TO THE AGENDA

Mayor Satterthwaite requested that item E.2.m. be moved to the top of agenda as item D.1 and item E.2.a. be moved to item D.2. There was no objection.

PETITIONS AND COMMUNICATIONS

Dorothy Neumann, 301 W. Griggs, addressed the Council concerning the difficulty the Downtown Neighborhood Association (DNA) is having getting information regarding the Single Room Occupancy project expediently. The project is funded with public

City Council Meeting
April 1, 1996
Page 2

money and the DNA feels the information regarding the planning should be public.

Earl O'Shea, 606A South Glover, addressed the Council on the topic of better government and the ordinance violations of his neighbor, Jeffrey Cross.

Frieda Wascher, 803 W. Fairview, representing Habitat for Humanity, addressed the Council to state that Habitat for Humanity is grateful to the City for lots they have received. Ms. Wascher requested that Ord. No. 9596-98: An Ordinance Authorizing The Sale Of Certain Real Estate Owned By The City Of Urbana And Acquired Under The Community Development Block Grant Program (802 Sunset Drive) and Ord. No. 9596-99: An Ordinance Authorizing The Sale Of Certain Real Estate Owned By The City Of Urbana And Acquired Under The Community Development Block Grant Program (804 Sunset Drive) be removed from tonight's agenda in order to allow these properties to be researched. These properties are in question as to whether there are sanitary sewers and the location of storm drain on the street. These issues might provide added expenses to people who are unable to afford them.

David Gillon, 1922 Blackthorn, Champaign, representing the Champaign County Community Reinvestment Council, addressed the Council to ask for support for the HomeBuild program which will be conducted from the Illinois Center for Community Involvement (ICCI), and to request that the funds provided by the City of

Urbana remain a grant.

Mike Doyle, 411 W. Park, and John Lee Johnson, 44 E. Main Street, representing the Illinois Center For Community Involvement, addressed the Council in support of Ord. No. 9596-88: An Ordinance Approving And Authorizing Execution Of An Urbana HOME Consortium Community Housing Development Organization Agreement With Illinois Center For Citizen Involvement (HomeBuild Program) as written with grants rather than deferred loans. There are basically three goals of this project: 1) getting low and moderate income families into quality homes that they otherwise would not be able to afford; 2) revitalizing neighborhoods that are economically distressed; 3) economic development creating jobs, as well as expanding the City's tax base. Adopting a deferred tax, recapture plan could undermine those objectives. At this late date, a change in this program could jeopardize the current project.

Mr. Doyle stated that a recapture program is not a bad idea. It should be explored for future use, but stated his hope is that it will not be used for this project.

Mr. Johnson stated three things should be considered before recapture takes place: 1) there is no increase in income; 2) there is no gain in the sale of the property; 3) no burden is put on anyone to recapture the funds.

There is no guarantee that houses in these neighborhoods will increase in value. A house that costs \$70,000 to build will

probably be worth \$50,000.

Both Mr. Doyle and Mr. Johnson felt that investigating the idea of recapture is not a bad idea, but it is too late for this project and could place it in jeopardy.

Kerri Forsyth, 601 Crescent-Champaign, representing First of America Bank, addressed the Council regarding Ord. No. 9596-88: An Ordinance Approving And Authorizing Execution Of An Urbana HOME Consortium Community Housing Development Organization Agreement With Illinois Center For Citizen Involvement (HomeBuild Program), in support of the grant rather than the deferred loan.

If the program is changed to deferred loan, First of America Bank will still be a part of the program. Before a deferred loan program is initiated, the long term effect on the borrower should be considered.

Also, in the future, the Bank would like to make these loans saleable. If the loans are kept in-house, only so many can be done. If they are saleable the Bank can do more loans.

Cleveland Jefferson, representing NAACP, addressed the Council in support of grants rather than deferred loans in the HomeBuild program.

Tracy Parsons, 17 Taylor Street, representing the Urban League of Champaign County, addressed the Council to urge support of the HomeBuild program with grants rather than deferred loans.

Mr. Parsons assured the Council that the homes will be good quality homes. Deferred loans would be barriers when people are

City Council Meeting
April 1, 1996
Page 5

trying to improve their property down the line and this defeats the purpose of what is being done with this project.

Mayor Satterthwaite stated that the new solid waste management plan went into effect April 1, 1996. It was the first day for the new U-Cycle zones and curbside collection of garbage was allowed for the first time. The recycling tax bills were mailed on April 1. The property tax was reduced by the same amount that will be collected for the recycling tax.

OLD BUSINESS

Aldерwoman Ryan moved to adopt Res. No. 9596-R32: A Resolution Approving The 1996 Update Of The Capital Improvement Plan For The City Of Urbana. The motion was seconded by Aldерwoman Patt and carried 6-0 by roll call. Voting aye were Members of the Council: Hayes, Kearns, Patt, Pollock, Ryan and Taylor - 6; voting nay: none.

Aldерwoman Ryan moved to approve Ord. No. 9596-88: An Ordinance Approving And Authorizing Execution Of An Urbana HOME Consortium Community Housing Development Organization Agreement With Illinois Center For Citizen Involvement (HomeBuild Program). The motion was seconded by Alderman Hayes.

Mayor Satterthwaite reviewed a memorandum he received from Grants Coordinator II Diane Schober regarding changing the down payment from grant assistance to a deferred down payment loan. (Copy attached.)

Assistant City Attorney Stephen Holz suggested a change to

City Council Meeting
April 1, 1996
Page 6

the grammar at the end of the second paragraph be changed to read: "In addition, failure of a buyer to keep the subject property in good repair and failure of a buyer to perform any requirement of said subordinate mortgage lien shall render the buyer ineligible for repayment waiver." There was no objection to the change.

Following further explanation by Ms. Schober and Grants Management Manager Bruce Stoffel, Alderman Taylor moved to consider the changes as presented in the memorandum from Diane Schober to Mayor Satterthwaite. The motion was seconded by Alderwoman Kearns.

Following debate regarding the merits of a deferred down payment loan, Mayor Pro Tem Pollock took the Chair and Mayor Satterthwaite entered debate in support of the motion.

Following further debate, the motion failed by voice vote.

The motion to approve Ord. No. 9596-88: An Ordinance Approving And Authorizing Execution Of An Urbana HOME Consortium Community Housing Development Organization Agreement With Illinois Center For Citizen Involvement (HomeBuild Program) carried 6-0 by roll call vote. Voting aye were Members of the Council: Hayes, Kearns, Patt, Pollock, Ryan and Taylor - 6; voting nay: none.

Mayor Satterthwaite resumed the Chair.

Alderwoman Patt moved to approve Ord. No. 9596-77: An Ordinance Revising The Annual Budget Ordinance (CDBG and Urbana

HOME Consortium). The motion was seconded by Alderwoman Ryan and carried 7-0 by roll call vote. Voting aye were Members of the Council: Hayes, Kearns, Patt, Pollock, Ryan, Taylor and Mayor Satterthwaite - 7; voting nay: none.

Alderwoman Patt moved to adopt Res. No. 9596-R30: A Resolution Amending The Urbana HOME Consortium And The City Of Urbana Consolidated Plan For Program Years 1995-1999. The motion was seconded by Alderwoman Ryan and carried 6-0 by roll call vote. Voting aye were Members of the Council: Hayes, Kearns, Patt, Pollock, Ryan and Taylor - 6; voting nay: none.

REPORTS OF STANDING COMMITTEES

Committee on Administration and Finance

Alderman Pollock stated that the next regular meeting of the Committee on Administration and Finance will be at 7:30 p.m., Monday, April 8, 1996, in the Urbana City Council Chambers. The first budget review session will be at 7:30 p.m., Tuesday, April 30, 1996 in the Urbana City Council Chambers.

Committee on Environment and Public Safety

Alderwoman Ryan moved to approve by omnibus motion: **Ord. No. 9596-89:** An Ordinance Authorizing The Sale Of Certain Real Estate Owned By The City Of Urbana And Acquired Under The Community Development Block Grant Program (1306 West Beech Street); **Ord. No. 9596-90:** An Ordinance Authorizing The Sale Of Certain Real Estate Owned By The City Of Urbana And Acquired Under The Community Development Block Grant Program (1306 West

Eads Street); **Ord. No. 9596-91:** An Ordinance Authorizing The Sale Of Certain Real Estate Owned By The City Of Urbana And Acquired Under The Community Development Block Grant Program (404 East Kerr Street); **Ord. No. 9596-92:** An Ordinance Authorizing The Sale Of Certain Real Estate Owned By The City Of Urbana And Acquired Under The Community Development Block Grant Program (406 East Kerr Street); **Ord. No. 9596-93:** An Ordinance Authorizing The Sale Of Certain Real Estate Owned By The City Of Urbana And Acquired Under The Community Development Block Grant Program (408 East Kerr Street); **Ord. No. 9596-94:** An Ordinance Authorizing The Sale Of Certain Real Estate Owned By The City Of Urbana And Acquired Under The Community Development Block Grant Program (410 East Kerr Street); **Ord. No. 9596-95:** An Ordinance Authorizing The Sale Of Certain Real Estate Owned By The City Of Urbana And Acquired Under The Community Development Block Grant Program (1005 Geraldine Avenue) and **Ord. No. 9596-96:** An Ordinance Authorizing The Sale Of Certain Real Estate Owned By The City Of Urbana And Acquired Under The Community Development Block Grant Program (708 Sunset Drive). The motion was seconded by Alderman Hayes and carried 7-0 by roll call vote. Voting aye were Members of the Council: Hayes, Kearns, Patt, Pollock, Ryan, Taylor and Mayor Satterthwaite - 7; voting nay: none.

Alderwoman Ryan moved to approve Ord. No. 9596-97: An Ordinance Authorizing The Sale Of Certain Real Estate Owned By The City Of Urbana And Acquired Under The Community Development

URBANA CITY COUNCIL

APRIL 1, 1996

PAGE 9

Block Grant Program (1209 West Dublin Street). The motion was seconded by Alderman Hayes and carried 7-0 by roll call vote. Voting aye were Members of the Council: Hayes, Kearns, Patt, Pollock, Ryan, Taylor and Mayor Satterthwaite - 7; voting nay: none.

Alderman Pollock moved to table Ord. No. 9596-98: An Ordinance Authorizing The Sale Of Certain Real Estate Owned By The City Of Urbana And Acquired Under The Community Development Block Grant Program (802 Sunset Drive) and Ord. No. 9596-99: An Ordinance Authorizing The Sale Of Certain Real Estate Owned By The City Of Urbana And Acquired Under The Community Development Block Grant Program (804 Sunset Drive) to a time indefinite. The motion was seconded by Alderman Taylor and carried by a voice vote.

Alderwoman Ryan moved to approve Ord. No. 9596-100: An Ordinance Releasing An Easement In The Ennis Ridge Second Subdivision. The motion was seconded by Alderman Taylor and carried 6-0 by roll call vote. Voting aye were Members of the Council: Hayes, Kearns, Patt, Pollock, Ryan, and Taylor - 6; voting nay: none.

Alderwoman Ryan moved to adopt Res. No. 9596-R33: A Resolution Concerning The Proposed South Suburban Airport In Peotone. The motion was seconded by Alderwoman Patt and carried 6-0 by roll call vote. Voting aye were Members of the Council:

URBANA CITY COUNCIL

APRIL 1, 1996

PAGE 10

Hayes, Kearns, Patt, Pollock, Ryan and Taylor - 6; voting nay:
none.

Aldерwoman Ryan stated that the next regular meeting of the Committee on Environment and Public Safety will be at 7:30 p.m., Monday, April 22, 1996, in the Urbana City Council Chambers.

REPORTS OF SPECIAL COMMITTEES

There were none.

REPORTS OF OFFICERS

Chief Administrative Officer Bruce Walden stated that 24-hour ALS Service will be started April 15, 1996.

Mr. Walden stated that the City received a very favorable letter of commendation to the Community Development Department regarding the operations of the department and their end of year audit through HUD.

NEW BUSINESS

Alderman Taylor moved to approve the appointment of Thomas Welch of 2010 Morrow Court to the Property Maintenance Structures Code Board Of Appeals. The motion was seconded by Alderwoman Kearns and carried by a voice vote.

ADJOURNMENT

There being no further business to come before the Council, Mayor Satterthwaite declared the meeting adjourned at 9:55 p.m.

URBANA CITY COUNCIL

APRIL 1, 1996

PAGE 11

Tod Satterthwaite
Mayor

Phyllis D. Clark, City Clerk

*This meeting was taped.

**This meeting was broadcast on cable television.