

COMMITTEE ON ADMINISTRATION AND FINANCE

APRIL 8, 1996

Committee Members Present:

Michael Pollock (Chairman), James Hayes, Carolyn Kearns, Esther Patt, Marya Ryan, and John Taylor (arrived at 7:40 p.m.)

Committee Members Absent:

Joseph Whelan

Staff Members Present:

Bruce Walden, Jack Waaler, Tim Fitzpatrick, Bill Gray, April Getchius, Bruce Stoffel, Karen Rasmussen, Chief Pessemier, Rod Fletcher, Mayor Satterthwaite, and Debbi Roberts

Others Present:

Members of the News Media, Carol Mahar, Stanley Hicks, Betty Summers, Gerrard Archibald, Eunice Buck, Earl O'Shea, Karen Cody Carlson, Brian Malone, Oboi Reed, Art Zangerl, Marilyn Kay, Carolyn Baxley, Dan Gibble, and Marcy Joncich

Meeting Location:

City Council Chambers

There being a quorum, the meeting was called to order at 7:35 p.m. by Chairman Pollock.

Additions to the Agenda and Staff Report

Chairman Pollock requested that the budget hearings begin on Monday, April 28, since there is no regularly scheduled meeting. There will also be a budget hearing on Tuesday, April 29. There were no objections.

Minutes of Previous Meeting

Mr. Hayes moved to approve the minutes of the March 11, 1996 regular meeting of the Committee on Administration and Finance. The motion was seconded by Ms. Kearns and carried by a voice vote.

Petitions and Communications

Carol Mahar, representing the Champaign Unit of the University of Illinois Cooperative Extension Service, addressed the Committee in support of Block Grants for 4-H Camp for low income youth and Money Management Education Program. The Money Management Education Program is directed toward low income consumers. This program is funded by Champaign, Urbana and Champaign County. If one of the three withdraws their funding, the entire program is in jeopardy.

Stanley Hicks, representing the Cooperative Extension, addressed the Committee to state that the Community Reinvestment Committee funds the money management program because of the Community Reinvestment Act which mandates that they make a conscious and real effort to get limited income families and individuals to utilize banking facilities.

Betty Summers, representing the Cooperative Extension Service, addressed the Committee in support of the money management program. Ms. Summers stated that in the first quarter of the year she has had 21 new enrollments in Urbana alone. Among the programs offered are seminars on purchasing a home, fixing credit problems and preparation of income taxes.

Gerrard Archibald, 1105 East Oregon, addressed the Committee on the topic of the solid waste ordinance. Mr. Archibald requested a friendly amendment that would change the ordinance by making the U-Cycle tax a choice of users.

Eunice Buck, 1105 East Oregon, addressed the Committee to share concerns regarding the imposed tax stating that she feels it seems to invert the goal of encouraging individual recycling and source reduction. The tax ignores those who pay their haulers for recycling.

Earl O'Shea, 606A South Glover, addressed the Committee to present a petition for implementation of Section 3 of Ordinance No. 9394-91 which requested that the property of his neighbor, Jeffrey Cross, be removed from his possession.

Karen Cody Carlson, representing Planned Parenthood, addressed the Committee to express thanks to the Community Development Commission for recognizing the value of the MALE Project which deals with young men from grade 5 through high school. The current funding comes from a grant from United Way and resources from Planned Parenthood.

Brian Malone, Coordinator of the MALE Project, addressed the Committee regarding the philosophy of the project.

It is a mentorship program. The younger group is 9-11 years and the older group is African-American males between the ages of 13 and 18. All of the activities are centered around the central focus of helping the young men to develop a positive self image and to enhance their leadership organizational skills; to broaden their horizons.

Mr. Malone stated that the older group consists of 15 to 18 young men. The younger group is approximately 45 youths from 3 schools. One-third to one-quarter of the older group are Urbana youths, 2 or 3 of the younger group are from Urbana.

Oboi Reed, Coordinator of the Jr. MALE Project, addressed the Committee to urge support of the MALE Project. Mr. Reed stated that each program meets on a weekly basis. Two schools meet once a week, with meetings lasting an hour and a half to two hours; Kenwood School meets twice a week for approximately two hours. The program is primarily a mentorship.

Art Zangerl, representing PACA, addressed the Committee regarding the brick streets and sidewalks. Mr. Zangerl stated that, within the Campus area, less than five percent is extant from the period when those streets and sidewalks were constructed. From PACA's perspective, the whole point of historic infrastructure is to complement an historic build environment. Mr. Zangerl stated that he feels it is totally reasonable to allow the University to replace those streets and sidewalks.

Mr. Zangerl recommended that the University be required to return the bricks to the City of Urbana for safe keeping.

Mr. Zangerl stated that there are probably other regions in the City where brick streets and sidewalks are no longer of value. It is important for the City to pursue some form of designating which areas it wished to protect, with regard to brick streets and sidewalks, and actively maintain those areas.

Marilyn Kay, representing The Reading Group, addressed the Committee to say thank you for scholarships that have been provided for children from low income families in the past. These scholarships increase reading ability and self-esteem.

The Reading Group works one on one and has a highly trained staff. The Group is located in Lincoln Square and is

very convenient for public transportation.

Ms. Kay encouraged the Committee to continue their support of scholarships for this program.

Carolyn Baxley, 510 West Main Street, addressed the Committee regarding the brick sidewalk issue stating that she has no objection of removal of brick sidewalks in the designated area. Ms. Baxley stated that she would like to see the bricks retained for repair in the remaining, existing areas of brick streets and brick sidewalks.

Dan Gibble, Superintendent of Recreation at the Urbana Park District, addressed the Committee to ask for consideration for funding of the Urbana Park District Youth Scholarship Fund. Last year the fund provided \$2,900 which was pooled with other funds to provide summer camp opportunities for youth largely from the King Park neighborhood for the King Park Program. Some of the funds went for sport programs and for Kinder Camp, as well as Crystal Lake Camp.

Marcy Joncich, representing the Conservatory of Central Illinois, addressed the Committee to read a letter from the Conservatory's executive director. The letter requested that the Committee continue funding scholarships for music education to the Conservatory under the CDBG HOME programs.

A Resolution Authorizing The Reallocation Of 1996 Volume Cap For Private Activity Bonds To The Illinois Development Finance Authority

Chief Administrative Officer Bruce Walden stated that this resolution allows the use of the Volume Cap by Northern Illinois Water Corporation for improvements to Urbana facilities. There is no planned use for the Volume Cap for this next year. Staff recommends that the Volume Cap be used for this purpose.

According to the Tax Code and the Illinois rules and regulations governing the issuance of these types of bonds, it basically transfers the amount of volume of bonds that can be issued on a tax exempt basis for this use. For Urbana this is approximately \$50.00 per citizen of tax exempt versus taxable bonds. It does not cost the citizens of Urbana anything.

Mr. Taylor moved to send **A Resolution Authorizing The Reallocation Of 1996 Volume Cap For Private Activity Bonds To The Illinois Development Finance Authority** to Council for approval. The motion was seconded by Ms. Patt and carried by a voice vote.

An Ordinance Vacating A Portion of Gregory Street

City Attorney Jack Waaler explained that the vacation of a portion of Gregory Street, as indicated on the attached map, would permit the creation of an additional buildable lot and would not interfere with the access rights of any private property. The lot is owned by the City of Urbana.

Mr. Hayes moved to send **An Ordinance Vacating A Portion of Gregory Street** to Council for approval. The motion was seconded by Ms. Patt and carried by a voice vote.

A Resolution Approving The Urbana HOME Consortium And City Of Urbana Consolidated Plan Annual Action Plan For Program Year 1996-1997 And Authorizing Its Submittal To The U.S. Department Of Housing And Urban Development

Grants Management Manager Bruce Stoffel presented the Annual Action Plan. It is a statement of activities to be undertaken through the CDBG and HOME program budgets during the year beginning July 1, 1996.

The FY1996-1997 Annual Action Plans represents the second year of the five-year Consolidated Plan period. It identifies activities to be undertaken by the City with Community Development Block Grant funds during the year beginning July 1, 1996, as well as activities to be addressed by the City of Urbana, City of Champaign, and Champaign County with HOME affordable housing funds during the same year.

Also included, but not referred to by name are activities by staff on other affiliated programs including the Small Rental Properties Program, Supportive Housing Programs for the Homeless, Transitional Housing Program for the Homeless, and the Eads at Lincoln Program, as well as Access Urbana first time home buyers.

This budget reflects an emphasis on bringing into reality the projects discussed over the last 6 to 9 months, including the SRO, the ICCI HomeBuild program, the Habitat for Humanities Program, completion of Access Urbana Program and the Small Rental Properties Program.

The Annual Action Plan as recommended by the Community Development Commission differs only slightly from the plan as recommended by staff. The staff recommendation did not include the \$2,000 Emergency line item or the \$11,150 Youth Activities line item in the Public Services section of the CDBG budget. Staff had recommended \$7,150 for Youth Scholarships and \$6,000

for the Cooperative Extension Service Money Management Program. Youth Scholarships funds would have been allocated to the Urbana Park District (\$4,000). The Reading Group (\$800), Central Illinois Music Conservatory (\$1,150), and Cooperative Extension Service 4-H Camp (\$1,200).

Mr. Stoffel pointed out that under the HOME Program this budget does not show carryover. Most of the projects in the current HOME program budget will actually be implemented next year, but those figures aren't shown. The only things shown under HOME is new money.

In response to a question from Mr. Hayes regarding the location of the Mental Health Center - Apartment Development, Mr. Stoffel stated that both the location of that apartment building and the profile of the project are still undecided.

In response to a question from Ms. Patt regarding the minutes from the Community Development Commission meeting at which the Commission decided to make a different recommendation regarding the funds for Youth Activities and Emergency Assistance, Grants Coordinator Karen Rasmussen stated that the Commission heard reports from different advocates that came in and discussed those reports among themselves. When considering other applications, the only portion that could be considered for change was the \$87,150 in the Public Services portion. The Commission set priorities they wanted to address. Those priorities were African Americans and the agency representing non-student Hispanics. The Commission also felt the agencies previously funded had opportunities for other funding.

Ms. Kearns stated that she has concerns about the programs that were eliminated and questioned how many people are served with the \$2,000 Emergency Assistance line item? Ms. Rasmussen stated that the break down is in the funds for prescriptions/medications and funds for rental deposits. It is not known at this time how many people would be served by that but it would be designated in the subrecipient agreement that those served be low income, Urbana residents.

Responding to Ms. Kearns question regarding where the agencies that have been funded, but not funded in this budget, would get funding Mr. Stoffel stated that part of the rationale is that these agencies are taxing entities and able to generate revenues.

Ms. Rasmussen stated that the total requests for funding in the Public Services line item was \$95,536 and the

available funding is \$87,150. All of the agencies are worthwhile, there just is not enough funding for all of them.

Ms. Kearns stated that while she is sure the Male Project is worthwhile, the \$11,150 would serve far greater numbers in other projects. Camp programs and reading programs are very important in keeping kids motivated.

Chairman Pollock inquired if this will have to be codified again as a part of the annual budget? Mr. Stoffel responded by stating that what is passed is Council's commitment as to how the monies would be spent, not the Commission's. It is sent to HUD as a part of the annual application. The budget is then put into the City budget. If there are changes between the two documents that could trigger the issue of substantial change, that does require a minimum 30 day public review and public notice so there can't be too much deviation between the two documents. There is the ability to amend specific documents and dollar amounts but it is best if that is done after the City budget for timing purposes.

Mayor Satterthwaite inquired if it is possible to have a line item that is just Social Services and put in a total amount of \$13,150 and decide on its distribution later after it is in context with all the other social service applications?

Mr. Stoffel responded that it could be done, but it would need to be advertised and have some public review if at this point general categories, agencies and dollar amounts are not named. HUD law says that if at a later date, an agency is designated that was not originally designated to Hud, there would be a minimum 30 day public notice.

Ms. Patt moved to send **A Resolution Approving The Urbana HOME Consortium And City Of Urbana Consolidated Plan Annual Action Plan For Program Year 1996-1997 And Authorizing Its Submittal To The U.S. Department Of Housing And Urban Development** as presented to Council for approval. The motion was seconded by Mr. Hayes.

Ms. Patt stated that there is strength in the recommendation from the Community Development Commission. The main point was to provided funding for programs that do not have the same type of support in terms of past support or from other sources in the community.

Ms. Kearns stated that she has a problem with spending that kind of money, particularly the Youth Activities, when it could serve a greater number used differently.

Ms. Kearns also stated that with all the activities done in the City for low income housing and adequate housing, providing money management education is very important.

Chairman Pollock stated that he has problems with the way this was presented with no background data. The Committee should review the material presented by these agencies which details the program, where they obtain the rest of their funding, and how many of the people served are from the City of Urbana.

Chairman Pollock moved to amend the motion that on the social service part of this that the \$53,150 represented in the Job Training, Youth Activities, and Emergency Assistance be put in in general and not specified to those requests. The motion was seconded by Ms. Kearns.

Ms. Patt questioned at what point and in what manner would the decision be made about the \$53,150?

Chairman Pollock stated that it was his intent to make a decision prior to the passage of the City budget.

Following further debate, the amendment to the motion failed by a voice vote.

Chairman Pollock stated that he is concerned about the \$40,000 allocated to the Mental Health Center-Apartment Development. While he supports the idea, he is concerned that the Mental Health Center is already dealing with the major issue of the SRO and he doesn't want to give them more than they can handle.

Chairman Pollock moved to take the \$40,000 for apartment development and put half into Tenant Based Rent Assistance and half into Property Acquisition and Relocation. The motion was seconded by Ms. Patt.

Ms. Patt requested that Mr. Rose, representing the Mental Health Center, speak about the apartment development.

Mr. Rose stated the Mental Health Center is committed to providing affordable housing to people in Urbana-Champaign area. There is a waiting list for people to get into their housing.

At the time this was put together, there was a donated building from the University of Illinois, and a lot that was available. The ultimate goal is to provide some type of

affordable housing. The money would be used either to purchase a piece of property or for actual development costs.

In response to a question from Ms. Patt regarding the total development costs and the source of the other funding, Mr. Rose stated that there is an application to the Department of Mental Health for \$50,000 worth of supportive service funds and \$125,000 in capital funds. With the \$40,000, the Mental Health Center could get loans from banks in the community. If there is no project in mind or funds at the local level, the Department of Mental Health will not fund support services.

Following further debate, Ms. Kearns moved to table A Resolution Approving The Urbana HOME Consortium And City Of Urbana Consolidated Plan Annual Action Plan For Program Year 1996-1997 And Authorizing Its Submittal To The U.S. Department Of Housing And Urban Development. The motion was seconded by Mr. Taylor and failed by a show of hands vote.

Mr. Stoffel stated that staff had tried to link every activity that is proposed back to the master plan. As applications for grants went out, the agencies were asked which specific strategy would be addressed in their proposed program.

Following further debate, the motion to take the \$40,000 for apartment development and put half into Tenant Based Rent Assistance and half into Property Acquisition and Relocation failed by a voice vote.

The motion to send A Resolution Approving The Urbana HOME Consortium And City Of Urbana Consolidated Plan Annual Action Plan For Program Year 1996-1997 And Authorizing Its Submittal To The U.S. Department Of Housing And Urban Development to Council for approval carried by a voice vote.

City-County Fringe Road Agreement

Mr. Walden stated that there was discussion during a previous administration regarding the City of Urbana accepting maintenance after the completion of Windsor Road. The problem that was not explained in the packet memo is that at the time of building, there was a disagreement with the Champaign County over construction standards on Windsor Road.

As this is coming up now, the City is negotiating over the acceptance of that portion of Windsor Road that is not in the City of Urbana, but lies between the City and the City of Champaign. At this point the City is negotiating an arrangement with the County which is beneficial to both parties. The basis

of this agreement is that the City of Urbana will assume maintenance of Windsor Road between the portion currently in the City and Wright Street. The County will reimburse the City up to \$20,000 to fill in the cracks in that area.

The County will participate with the City in the location study for Lincoln Avenue to the north, to Olympian Drive. The County will also participate with the City when the construction of the update of Philo Road between Windsor Road and Deerfield Trails is required.

Public Works Director Bill Gray stated that he attended the County Highway Committee meeting and their recommendation was to take the recommendation as presented to Committee this evening to the County Board for consideration at their April meeting.

Chairman Pollock stated that he has a problem with the intersection at Lincoln and Windsor. When it was constructed the County was advised that for safety reasons, they needed to have turn lanes and they did not put them in. Is the County willing to upgrade that intersection to make it safe prior to the City assuming responsibility for it?

Mr. Gray stated that the University of Illinois is spearheading the Lincoln Avenue improvement which includes the Windsor Road intersection. Part of that improvement will be to add left turn lanes for Lincoln Avenue. That would go from Lincoln and Windsor all the way up to St. Mary's Road.

Chairman Pollock inquired about funding for this project.

Mr. Walden stated that this is a large project that will involve local dollars, as well as Federal dollars, and the City will be asked to participate. This is a couple of years down the road.

Responding to a question from Chairman Pollock regarding whether the fiscal advantage to the City outweighs what it will cost to rebuild the intersection, Mr. Walden stated that staff believes the fiscal advantages of the three areas that the County is participating in at this time are: the North Lincoln Avenue would be about \$42,000 for the location study; the improvement of Philo Road between Windsor and Deerfield Trails will be several hundred thousand dollars that the County will participate in on an equal basis; the third item beyond cracked ceiling is \$20,000.

Ms. Kearns moved to send City-County Fringe Road

Agreement to Council for approval. The motion was seconded by Mr. Taylor and carried by a voice vote.

Review of Recycling RFP Criteria

Public Works Director Bill Gray stated that what is before Committee is an outline for the Request For Proposal for contracting curbside recycling. With the solid waste ordinance that has been approved and the recent settlement, the City is now proceeding with a plan to provide curbside recycling and expanding the amount of recycling that will be picked up at curbside. This will have a significant impact on the waste stream.

Mr. Taylor left the meeting at 10:29 p.m.

Some thought is being given to expanding the U-Cycle bins to 14 to 18 gallon, stackable bins. These bins should be "user friendly".

Mr. Hayes expressed his concern that people are not educated to the concept that if they recycle, they can reduce their garbage bills.

In response to a question from Ms. Ryan regarding the definition of disabled as regards to putting recycling at the curb, Environmental Manager Rod Fletcher stated that the present language states that "the contractor shall provide backdoor collection service to any customer who by reason of physical or mental limitation are disabled customers and are unable to place recyclables at curbside". It has not been defined other than that.

Mr. Pollock stated that there will also be elderly people, who although not disabled, would have trouble with bins of this size. Mr. Pollock encouraged the City and the contractor to deal with those in the proper way. Those people need to be taken care of.

No action was required on this item.

University of Illinois WILL Communications Building Brick Sidewalk Replacement

Mr. Gray stated that the Brickwalk Block report had been revised April 8, 1996. There was a waiver option in the event that the Committee wants to consider other areas separately. Staff is looking for direction as to how to address the current issue.

In response to a question from Ms. Ryan regarding the disposition of bricks that are removed from the sidewalks, Mr. Gray stated that the City salvages the bricks, and in this case the City would ask the University to return those bricks to the City.

Ms. Kearns moved Alternative 1 that the City consider the University of Illinois' request solely. The ordinance would be modified such that "...if the University of Illinois requests replacement of brick sidewalk within the Campus Master Plan Area the City would permit them do that at their expense." be sent to Council for approval. The motion was seconded by Ms. Patt and carried by a voice vote.

Memorandum Regarding The Agreement Between Consolidated Communications And The City Of Urbana

City Attorney Jack Waaler stated that Consolidated Communications wants to position themselves to take advantage of the new Federal Telecommunications Act. They have requested that the City put in place with them the same agreement the City has in place with Illinois Bell and Ameritech. This agreement will expire in 2002.

Ms. Ryan moved to send **The Agreement Between Consolidated Communications And The City Of Urbana** to Council for approval. The motion was seconded by Ms. Patt.

Mr. Hayes inquired if Consolidated Communications would use the existing poles and lines. Mr. Waaler stated that he was not certain but they have stated that they do not intend to over build.

The motion to send **The Agreement Between Consolidated Communications And The City Of Urbana** carried by a voice vote.

Adjournment

There being no further business to come before the Committee, Chairman Pollock declared the meeting adjourned at 10:45 p.m.

Respectfully submitted,

Elaine Taylor, Recording Secretary

**This meeting was broadcast on cable television.

Marya's comments regarding A Resolution Authorizing The Reallocation Of 1996 Volume Cap For Private Activity Bonds To The Illinois Development Finance Authority:

Marya: "I am not remembering whether this actually ends up costing the City anything, or this just a lower interest rate to the person who gets the money?"

Bruce Walden's reply: "The way it works is that according to the tax code and also the Illinois Rules and Regulations governing the issuance of these types of bonds basically what it does is to transfer amount of volume of bonds that can be issued in the tax exempt basis to this use. In our case it is roughly \$50.00 per citizen which is one million eight something of tax exempt versus taxable bonds that can be used by that use or that corporation, so it doesn't cost Urbana taxpayers a dime."

Marya: "Why is it that we make these available to private companies, what is the thinking behind that given that it is public money?"

Bruce: "On the private side, it is very specific in terms of the type of use. It is limited to industrial. In terms of uses that we have control over, typically in the past, we've reviewed the possibilities of using these either for multi-family projects that are related to affordable housing, we did that a couple of years ago; the mortgage credit certificate program was something

that we worked with on a bond underwriter that we felt was appropriate in consortium with many other cities. On only a couple of occasion have we allocated it to private or quasi private, as in this case, for projects for infra structure type of improvements. We have a range of uses, all of those are possible. It is strictly up to us how we want to grant it."

Marya: "I guess what I am asking is why should we give it to a private corporation in this instance?" The other projects that you mentioned have a fairly clear public benefit, but it is not real clear to me."

Bruce: "We don't have any of those right now."

Marya: "So it's just that the money is there and."

Bruce: "Our choice is simply right now to either allocate it for use in Urbana to Northern Illinois Water or to cede it to the Governor's office for use anywhere in the State. That's the only two choices we have right now. And we elected to try to use the benefit in Urbana versus the suburbs of Chicago."

Marya: "And there weren't any other projects?"

Bruce: "No, Ma'am."