

COMMITTEE ON ENVIRONMENT AND PUBLIC SAFETY

JUNE 24, 1996

7:30 P.M.

Committee Members Present:

James Hayes, Carolyn Kearns, Esther Patt, Michael Pollock,
Marya Ryan (Chairperson), and John Taylor

Committee Members Absent:

Joseph Whelan

Staff Members Present:

Jack Waaler, April Getchius, Bruce Walden, Bruce Stoffel,
Bill Gray, Glenn Berman, Pat Pioletti, Tim Fitzpatrick, Mike
Mabry, Debbi Roberts, and Mayor Satterthwaite

Others Present:

Earl O'Shea, Frank Pedulla, Rich Niemann, Members of the
Media

Meeting Location:

Urbana City Council Chambers

There being a quorum, Chairperson Ryan called the meeting to
order at 7:32 p.m.

Additions to the Agenda and Staff Report

Chairperson Ryan requested to add as item 4a, the County
Market Agreement, and as item 13a, A Resolution Authorizing The Mayor
Of The City Of Urbana To Execute The Local Government Strategy For The
Housing Authority Of Champaign County Comprehensive Plan. There were
no objections.

Mr. Hayes stated that there was a recommendation from
Community Development to move item 8, An Ordinance Authorizing The
Acquisition Of Certain Property By Purchase Or Eminent Domain
(Woodland Park Plan) to the July 8, 1996 meeting of the Committee on
Administration and Finance. There were no objections.

Mayor Satterthwaite stated that City Clerk Phyllis Clark is

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absent from this meeting due to a death in the family.

Chairperson Ryan stated that Mr. Whelan is absent from this meeting due to vacation.

Minutes of Previous Meeting

Ms. Kearns moved to approve the minutes of the May 28, 1996 meeting. The motion was seconded by Ms. Patt. Chairperson Ryan stated that there was some confusion on the top of page seven of the minutes regarding the Ordinance amending section 8-3 of the Urbana Local Traffic Code. Ms. Patt moved to table approval of the minutes until the next meeting of the Committee on Environment and Public Safety. The motion was seconded by Ms. Kearns and carried by a voice vote.

Public Input

Earl O'Shea, 606A South Glover, addressed the Committee on the topic of better government and his problems with his neighbor, Jeffrey Cross.

Frank Pedula, representing Jumer's Castle Lodge, addressed the Committee in support of the proposed Jumer's Redevelopment Agreement and to express his thanks to the Committee for their consideration.

Review of Traffic Commission Minutes

There were no comments.

County Market Agreement

Rich Niemann, representing Niemann Foods, Inc., addressed the Committee to discuss the redevelopment plans for, and to support the proposed expansion of, the County Market at 220 North Broadway.

This plan provides for the expansion of County Market onto Civic Center property and provides replacement parking to the City for that parking lost at the Civic Center lot.

The agreement acts as a TIF redevelopment agreement and provides for conveyance of property to Niemann Foods, Inc. as well as replacement parking at the northwest corner of Water and Vine Streets.

Mr. Niemann stated that County Market is proposing to buy the property at Water and Vine Streets from Mr. Timpone. Mr. Timpone does not wish to sell the property for a year. There will be a lease cost for one year for the use of the lot. Mr. Niemann is proposing

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that the City help subsidize the cost of the rental of that lot for the year or a portion of that year. It could possibly be two years.

This plan would allow for the expansion and improvement of the County Market store at 220 N. Broadway.

Mr. Walden stated that one major change in the agreement since previous discussion relates to the City actually purchasing the land as opposed to Mr. Niemann purchasing the land. This requires more contingencies that need to be developed within the agreement to protect the City, including the fact that the terms of the agreement need to be completely agreed upon with Mr. Timpone prior to deeding the land to Mr. Niemann. An escrow agreement providing funds that would be set aside for the purchase has been proposed.

Community Development Director April Getchius stated that the lease amount on the property that Mr. Neimann referred to is \$3,000/month - \$36,000 a year for the lease of the property from Mr. Timpone.

Mr. Walden stated that staff has negotiated the agreement based upon direction from the City Council. Mr. Niemann is appreciative of that and willing to move forward. Mr. Niemann's request is beyond what is authorized by staff. Staff has indicated that they are satisfied with the agreement as it is, but indicated to Mr. Niemann that he was entitled to come before Committee with his request for assistance on that lease.

In response to Ms. Patt's question regarding the source of the funds if the City agreed to pay a portion of the lease, Mr. Walden stated that he has not looked into the issue, but will do so if directed by Committee.

Following debate, Mr. Taylor moved to send the agreement, as it was understood from discussion in closed session, to the next Council meeting with no addition for lease expense. The motion was seconded by Mr. Hayes and carried by a voice vote.

Memo Regarding Jumer's Redevelopment Agreement

Mr. Taylor requested to move this item forward in order to accommodate the people representing Jumer's. There was no objection.

Mr. Walden stated that the City of Urbana issued Economic Revenue Bonds in 1981. The City is responsible for any default on the bonds. The City has kept UDAG reserves in case the City needed to make one year's payment on the bonds. Over that time, Jumer's sold their interest in the facility but resumed title of that property in 1995.

Jumer's and the City staff have agreed that Jumer's would refinance the hotel debt to include the bond amounts. This would extinguish the bonds and remove the City from future obligations. In exchange for this, the City would agree to assist Jumer's in the costs of renovation and reimbursement above the minimum performance level on goods and beverage, hotel/motel and sales tax. (Agreement attached.)

Staff recommends that this agreement be forwarded to Council pending the completion of associated documents with a recommendation for approval.

Mr. Taylor moved to forward this agreement to City Council pending the completion of associated documents with a recommendation for approval. The motion was seconded by Mr. Hayes and carried by a voice vote.

An Ordinance Making Certain Revisions In The Liquor Code And Fee Schedule

City Attorney Jack Waaler stated that there are three entirely different areas reflected in the attached draft Ordinance.

The first creates an adjunct license for sale of beer or wine in a sidewalk cafe.

The second area relates to a detail in the application for a T-1 license (8-hour, special event license). Presently, we require a written consent of the owner of the adjacent property which was signed not greater than 10 days early. The 10-day limitation is proving to be too short and the proposal is to change it to 30 days.

The last revision is to allow the City to anticipate problems that would be connected with a special event where liquor is served. This would allow the Chief of Police to impose security measures to protect the public order when a liquor license holder is scheduling a special event.

In response to a question from Mr. Pollock regarding the type of special security plan that might be required by the Police Department for the last revision, Mr. Waaler stated that it would be any of the procedures that are presently in effect in our existing security regulations. The ordinance now provides that after an incident of serving underage minors or fighting, the Chief of Police can impose security requirements such as hiring security guards, limited attendance, lighting, crowd control measures, etc. The change here is to allow the Chief to require these security measures in advance of an event.

Mayor Satterthwaite stated that there had been a request

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from the Brew & View on campus to have a concert at that location and it substantially changed the tone of the business to have a rock concert rather than just a movie. It was determined that characteristics of that event might require more security than normal.

Mr. Taylor moved to send An Ordinance Making Certain Revisions To The Liquor Code And The Fee Schedule, with the amendments as listed, to Council for approval. The motion was seconded by Ms. Kearns.

Chairperson Ryan made a friendly amendment that on page two of the ordinance, under Section 4.(a) 1.(c) to change "of" to "to". This was acceptable to the mover and seconder.

The motion to send An Ordinance Making Certain Revisions To The Liquor Code And The Fee Schedule, with the amendments as listed, to Council for approval carried by a voice vote.

Clark And Coler Street Parking Meters

Facilities Manager Pat Pioletti stated that Committee has discussed this issue before. This particular item comes to the Committee from the Traffic Commission where there was a motion to extend the metered parking along Clark Street from where it ends now down to Busey, and to extend the metered parking on Coler Street from where it ends now down to Main Street. The concerns about the beginning times of enforcement solved by the assurance that meter patrol beginning times could be adjusted for that neighborhood.

The other part of the recommendation was to modify the mechanisms on the existing parking meters to make them all two hour meters. Therefore all the meters, new and existing, would be two hour meters.

Mr. Pollock asked Mr. Pioletti to review the original recommendation. Mr. Pioletti stated that the original recommendation was to extend the metered parking on Clark all the way to Lincoln. That was based on a survey done by traffic engineers. The results were that people were assuming that employees of the primary employer in the area use those parking spaces all day. The end result of that is parking too many cars in the on-street parking and partially blocking drives.

Chairperson Ryan stated that she was concerned about putting meters in a residential area and also the limitation of residents being able to use on-street parking overnight for guests. This would be addressed by starting meter enforcement at 10:00 a.m.

Maybe the meters should not be brought all the way to Main

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Street because it affects the visual corridor going down an historic area.

Mr. Pollock requested that the Traffic Commission take a look at the block between Busey and Lincoln for this same type of installation.

Mr. Pollock moved to send this to Council for approval. The motion was seconded by Ms. Kearns. Chairperson Ryan made a friendly amendment to scale it back to about half-way down Coler to Main Street.

Mr. Pioletti stated that if it is acceptable, it is not practical.

Chairperson Ryan stated that she then would like to make a friendly amendment to go ahead with the one north of the alley and make the alley be the cutoff.

Mr. Pollock how many five hour and two hour meters would be in the stretch being discussed?

Mr. Pioletti stated that there are six, five hour meters. They are proposing eight, two hour meters.

Following debate, Ms. Ryan moved to amend the motion to have meters along Clark between Busey and Coler but only to the alley along Coler. The motion was seconded by Ms. Patt.

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

The motion to send Clark and Coler Parking Meters to Council, as amended, carried by a voice vote.

An Ordinance Amending The Annual Budget (Capital Improvement And Replacement)

Public Works Director Bill Gray stated that the Arbor Division received a grant from the Department of Conservation for \$10,000 for purchase of computer software to help manage tree maintenance and inventory of trees. It is a 50/50 grant and the City's portion of that grant would be with labor to input information into the software program and some hardware to manage the software. This grant was inadvertently left out of the budget and this budget amendment is provided to rectify that situation.

Mr. Pollock moved to send **An Ordinance Amending The Annual Budget (Capital Improvement And Replacement)** to Council for approval.

The motion was seconded by Mr. Taylor and carried by a voice vote.

A Resolution Ascertaining Prevailing Wages

Mr. Waaler stated that this is a routine matter the City is required to do every year.

Mr. Pollock moved to send **A Resolution Ascertaining Prevailing Wages** to Council for Approval. The motion was seconded by Mr. Taylor and carried by a voice vote.

A Resolution Amending Housing Rehabilitation Operational Guidelines As Originally Authorized By Resolution No. 7576-26 and A Resolution Approving An Agreement To Extend The Existing Agreement With Busey Bank To Cooperate In Administering Certain Housing Rehabilitation Loan Programs

Grants Management Manager Bruce Stoffel stated that these resolutions can be considered together.

The guidelines have run on a two-year cycle and the current guidelines are expiring June 30, 1996. This proposal would extend the guidelines to June 30, 1998.

The City has an existing agreement with Busey Bank for Busey to manage our loan portfolios and also pledging money for certain programs that are in the rehab programs. Staff recommends the extension of both for a two-year period at this time. The primary reasons are that the program has been working well and staff is still working on a backlog of cases that have built up over the last two to three years. Most of those could be completed within the two-year period.

Thirdly, there is an existing agreement with Illinois Housing Development Authority whereby they are providing a portion of the funds for our rehab programs following the structure that we approved for the 1994-96 period. That agreement will run at least through December 31, 1996.

Also, the loan portfolio is currently at Busey. Repayments of our rehab loans are made at Busey. That will continue for another two to three years. Staff is recommending, for the convenience of our clients, that we retain the repayment at Busey Bank.

The rates on the 94-96 agreement were 8.75% and 8.5% on bank loans made for rehab. Those rates currently are actually lower than first mortgage rates.

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In response to a question from Mayor Satterthwaite regarding the number of people assisted by this program, Mr. Stoffel stated there are currently 30 to 35 cases. Most of those are emergency repairs.

Following debate, Mr. Hayes moved to send A Resolution Amending Housing Rehabilitation Operational Guidelines As Originally Authorized By Resolution No. 7576-26 and A Resolution Approving An Agreement To Extend The Existing Agreement With Busey Bank To Cooperate In Administering Certain Housing Rehabilitation Loan Programs to Council for approval. The motion was seconded by Mr. Taylor and carried by a voice vote.

An Ordinance Approving And Authorizing The Execution Of A Second Modification To A Contract For Sale Of Real Estate (1308 West Eads Street)

Mr. Stoffel stated that this is an extension of an agreement that the City has with Habitat for Humanity which is a deadline for construction extension from June 30 to December 31, 1996.

Mr. Pollock moved to send An Ordinance Approving And Authorizing The Execution Of A Second Modification To A Contract For Sale Of Real Estate (1308 West Eads Street) to Council for approval. The motion was seconded by Ms. Kearns and carried by a voice vote.

A Resolution Authorizing The Mayor Of The City Of Urbana To Execute The Local Government Strategy For The Housing Authority Of Champaign County Comprehensive Plan

Mr. Stoffel stated that staff is not recommending action on this plan tonight, as it was just received today.

This document represents the Housing Authority's annual submittal to HUD for their annual modernization grant which is in the realm of one million dollars. The purpose of this document is to specify for HUD what improvements the Housing Authority would make on each public housing developments in Champaign County.

Following debate, Mr. Taylor moved to send A Resolution Authorizing The Mayor Of The City Of Urbana To Execute The Local Government Strategy For The Housing Authority Of Champaign County Comprehensive Plan to Council with no recommendation. The motion was seconded by Ms. Patt and carried by a voice vote.

An Ordinance Approving The Champaign-Urbana Solid Waste Disposal System 1996-97 Annual Budget

Public Works Director Bill Gray stated that this represents

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the budget for the coming fiscal year. It has been reviewed by the City Manager of Champaign.

Mayor Satterthwaite stated that the Champaign-Urbana Solid Waste Disposal System monitors the landfill that we have out north of town.

Following debate, Mr. Taylor moved to send An Ordinance Approving The Champaign-Urbana Solid Waste Disposal System 1996-97 Annual Budget to Council for approval. The motion was seconded by Ms. Kearns and carried by a voice vote.

Closed Session Regarding Labor Negotiations

Mr. Taylor moved to enter into closed session for the purpose of discussing collective bargaining. The motion was seconded by Ms. Patt and carried by a voice vote.

The Committee entered into closed session at 9:00 p.m. and reconvened at 9:53 p.m. with all Members previously in attendance still present.

Adjournment

There being no further business to come before the Committee, Chairperson Ryan declared the meeting adjourned at 9:55 p.m.

Respectfully submitted,

Elaine Taylor
Recording Secretary

*This meeting was taped.
**This meeting was broadcast on cable television.