

CITY OF URBANA

**COMMITTEE ON ADMINISTRATION & FINANCE - MONDAY, DECEMBER 9, 1996
URBANA SCHOOL DISTRICT OFFICE - 205 N. RACE STREET, URBANA, IL**

COMMITTEE MEMBERS PRESENT: Michael Pollock, Chair; Carolyn Kearns; Esther Patt; Marya Ryan; John Taylor; Joseph Whelan, Jr.

COMMITTEE MEMBERS ABSENT: James Hayes, Jr.

STAFF MEMBERS PRESENT: Tod Satterthwaite, Mayor; Phyllis Clark, City Clerk; Bruce Walden, Chief Administrative Officer; Jack Waaler, City Attorney; Eddie Adair, Chief of Police; William Pessemier, Fire Chief; April Getchius, Community Development Director; William Gray, Public Works Director; Bruce Stoffel, Grants Management Division Manager

OTHERS PRESENT: Michael Fuerst; Danielle Chynoweth; Bernadine Evans Stake; Amy Daniell; Steve Mitchell; Dennis Sears; Jerise Fogel; Wilfred Small, Jr.; Jeff Jones; Media

1. Call to Order

There being a quorum, Chair Pollock called the meeting to order at 7:30 p.m.

2. Additions to the Agenda and Staff Report

There were none.

Mayor Satterthwaite acknowledged the Pack 8 Boy Scout Troop visiting in the audience.

3. Minutes of Previous Meeting

November 12, 1996 -- Ms Patt made a motion to approve the minutes of November 12, 1996 and was seconded by Ms Kearns.

Mr. Whelan indicated that page 4, paragraph 5 of the minutes did not adequately reflect statements he made in his debate on the U-Cycle Discussion/Budget Amendment issue. He stated that the first sentence which reads, "Mr. Whelan inquired of Mayor Satterthwaite if he felt there was another way that would be more cost effective?", was incorrect and asked that the City Clerk review the tape of that meeting.

Mr. Whelan made a motion that the minutes reflect his statement of concern of the tax money raised; the amount of \$1 million, or in the case of two dollars, \$700,000 over a four-year period and the amount of material to be recycled; and that he

recommended that the City turn it over to the private haulers. The motion was seconded by Ms Patt.

The motion to approve the minutes of November 12, 1996 carried by voice vote with correction noted.

4. Public Input

Michael Fuerst, 802 N. Broadway, addressed the Committee on the topic of the Relocation Plan regarding Lincoln Mobile Home Park residents. He stated that the copy of the plan he received looked very promising, however, he expressed concerns about provisions to ensure that the residents who move from one rental home to another are being relocated to a rental home of sufficient quality.

Danielle Chynoweth, 203 E. Oregon, representing Friends of Lincoln Neighborhood, addressed the Committee on the topic of Lincoln Mobile Home Park. She commended the City on some of the revisions made to the Relocation Plan, but had concerns about the residents who are experiencing a rent differential or do not like the new mobile home location.

Bernadine Evans Stake, 304 W. Iowa, also addressed the Committee on the topic of Lincoln Mobile Home Park Relocation Plan and congratulated City staff on their latest efforts to relocate residents. She encouraged staff to continue to work with the residents.

The following people addressed the Committee in opposition to the fire service proposal:

Amy Daniell, 306 N. Coler Avenue
Steve Mitchell, representing the University of Illinois
fire fighters
Dennis Sears, 706 E. High Street, representing AFSCME
Local

The following people did not speak, but were noted on the record as being in support of Friends of Lincoln Neighborhood's position on the topic of Lincoln Mobile Home Park resident relocation:

Jerise Fogel, 1107 E. Florida, #31A
Wilfred Small, Jr., 1107 E. Florida Avenue, #31A

Jeff Jones, of Capstone Development Corp., addressed the Committee in support of the redevelopment of Lincoln Mobile Home

Park.

5. Report on Fire Safety Delivery Alternatives (University of Illinois)

Mr. Walden (CAO) stated that the process ongoing is in its very early stages. Staff is not requesting any action from the Council at this time. They plan to have considerable public input from the University staff and students and the community. The fire chiefs and City staff hope to make public presentations and attempt to share the data that has been generated with the public and interested groups within the next couple of months. The approval of a contract will not come before the Council until this has taken place.

Fire Chief Pessemier presented the staff report to the Committee by giving a brief overview of the study. Some of the issues included in the study were travel time, capacities, multiple alarm, and training level. Chief Pessemier stated that Alternative #1 is being recommended, which would be to have the University of Illinois contract with Urbana and Champaign.

Following debate, it was noted that this item would be placed on another Committee agenda sometime in the near future prior to going before the Council for approval.

6. Campus Area Transportation Study Agreement

Mr. Gray presented the staff report. (See Attachment A: Campus Area Transportation Study.) Staff's recommendation is that the City Council approve the "Intergovernmental Agreement for the Campus Area Transportation Study", as well as the budget amendment ordinance in the amount of \$10,000.

Ms Patt made a motion to send the "Intergovernmental Agreement for the Campus Area Transportation Study" and the budget amendment ordinance to Council for approval. Ms Ryan seconded. Motion passed by voice vote.

Chair Pollock stated that the following agenda items, though separate, are all associated with each other:

7. An Amendment To A Part Of The Zoning Ordinance Of The City Of Urbana, Illinois (1305 N. Lincoln Avenue From AG Agriculture To R-4 Medium Density Multiple Family Residential) (Plan Case No.

1637-M-96); 8. An Ordinance Approving An Agreement With The Weisiger Family Trust And Capstone Development Corp.; and 9. An Ordinance Granting A Special Use Permit (To Allow A Residential Planned Unit Development At 1305 N. Lincoln Avenue) (Plan Case No. 1637-SU-96)

Mayor Satterthwaite addressed the Relocation Plan and suggested that Council Members, as well as anyone in the public who is interested, take a look at the plan. The purpose is to find comparable or better housing for the residents of Lincoln Mobile Home Park. If the mobile home can be moved it would be a comparable living situation for the resident to be able to live in their own home in another park that meets with their needs as far as housing, education and transportation. Comparable mobile home is defined as: "A mobile home having the same or greater number of bedrooms and bathrooms; having the same or greater square footage manufactured after 1975; no older than the mobile home which it replaces; that it will be compliant with minimum mobile home quality standards previously adopted by the City of Urbana." The City figures that there would be a range of comparable mobile homes in the range of \$3,000 to \$7,000. With regard to rent differential payment, this is a payment where the City did not want anyone to pay additional money for housing as a result of their move to a mobile home. If the rent is more at the new mobile home location, the City would pay an equivalent 36 times the monthly differential. With regard to residents who experience credit history problems, a fund has been set-up in the Redevelopment Agreement in the amount of \$16,000 to pay for assistance to those families on a case-by-case basis as needed. With regard to the contributions (\$220,000), the Weisiger Family Trust agreed to pay half of the relocation cost up to \$75,000 and the City's contribution would be estimated at \$145,000 for the relocation.

Ms Getchius stated that staff would be meeting one-on-one with the residents to explain the Relocation Plan. Staff plans to bring back to the Council more detailed information on financing this in terms of cashflows. With regard to timing, Ms Getchius stated that staff would like these agenda items moved to the January 6, 1997 Council agenda for final action.

Following debate, Ms Patt wanted to know if there would be a public meeting with the residents prior to January 6, 1997. Ms Getchius stated that staff plans to have one scheduled by next week.

Members of the Committee commended Mayor Satterthwaite and staff for all their efforts and time spent in putting the Relocation Plan together. Mayor Satterthwaite and Ms Getchius

also acknowledged other staff members who rendered support in the preparation of this plan.

(Note: These items will appear on the December 16, 1996 Council agenda to be deferred to the January 6, 1997 meeting.)

The following agenda items were also considered together:

10. Ordinance No. 9697-21: An Ordinance Approving An Annexation Agreement With The Trust Estate Of Ruth E. Smith, Robert E. Strube And Smith Farm Limited; and 11. An Amendment To The Comprehensive Plan Of The City Of Urbana, Illinois (Smith Farm)

Ms Getchius informed Committee Members of the recent death of Mr. Robert Strube, who was one of the property owners involved with the general area plan for the entire 60 acres. As a result, some problems have been created with regard to decision making with the balance of the property. Ms Getchius requested that these items be forward to next week's Council meeting for discussion and then sent to the January 6, 1997 meeting for final action.

Chair Pollock asked if there were any objections to placing these items on the December 16th agenda. There were none. He then asked that the City Clerk add this item to the December 16, 1996 Council agenda for discussion.

12. Housing Authority

Mayor Satterthwaite updated Committee Members on this issue. The Council passed an intergovernmental agreement between Champaign, Urbana and Rantoul requesting that the County cede its appointing authority to the Housing Authority Board to the three municipalities. The municipalities also worked out an acceptable agreement to the Board structure and bylaws of the Development Corporation, which is the board that controls Mitchell Ford in Rantoul. A couple of months ago, the Housing Development Corporation considered bylaws changes that were not consistent with the ones recommended by Champaign, Urbana and Rantoul. After receiving letters from the Mayors of Champaign and Urbana to wait until they could get formal input on the bylaw changes, the Housing Development Corporation met anyway and voted on the bylaw changes and passed them. Mayor Satterthwaite stated that he would inform the Council on the steps that will be taken on this issue sometime in the near future.

Committee on Administration & Finance
Monday, December 9, 1996
Page 6

ADJOURNMENT

With no further business to come before the Committee, Chair Pollock adjourned the meeting at 9:28 p.m.

Respectfully submitted,

Deborah J. Roberts
Recording Secretary

*This meeting was broadcast on cable television.