

COMMITTEE OF THE WHOLE
AUGUST 25, 1997
7:30 P.M.

Committee Members Present:

James Hayes, Laura Huth, Carolyn Kearns, Esther Patt,
John Taylor, Joseph Whelan and Ruth Wyman

Committee Members Absent:

None

Staff Members Present:

Phyllis Clark, Mayor Satterthwaite, Bruce Walden,
Police Chief Adair, Matt Weber, April Getchius, Bruce
Stoffel, Bill Gray, Vacellia Clark, Amy Jordan, Reed
Berger and Jack Waaler

Others Present:

Mark Miller, Earl O'Shea and Members of the Media

Meeting Location:

Urbana City Council Chambers

There being a quorum, Chairperson Huth called the
meeting to order at 7:35 p.m.

Additions to the Agenda and Staff Report

Mayor Satterthwaite announced that there will be a
special meeting of the Committee of the Whole on Tuesday,
September 2, 1997 for a Telecommunication presentation. There
will be a Medical Waste Incineration Forum meeting on Wednesday,
August 27, 1997.

Mayor Satterthwaite thanked those who helped to make
the Sweet Corn Festival a success on Saturday, August 23, 1997.

Mark Miller, Chair of the Human Relations Commission,
and Human Relations Officer Vacellia Clark presented a report on
the proposed changes to the Human Rights Ordinance. These
changes would bring the ordinance more in line with today's
needs.

Minutes of Previous Meetings

Ms. Patt moved to approve the minutes of the August 11, 1997 meeting of the Committee of the Whole. The motion was seconded by Ms. Wyman. Chairperson Huth request to add "excused" after her name where she was listed absent from the meeting. There were no objections. The minutes, as amended, carried by a voice vote.

Public Input

Earl O'Shea, 606A South Glover Street, addressed the committee on the topic the best government is yet to come.

Darrel Auterson, representing the Greater Champaign-Urbana Economic Partnership, addressed the Committee in support of the Flex-N-Gate project.

Mr. Hayes addressed the Committee regarding the events concerning Black History going on and stated that Ms. Doris Hoskins and Ms. Stella Merrifield have literature depicting events in Champaign County. Council members have been given back issues of this literature and these ladies would like Council opinions on this literature.

Ms. Kearns complimented City Arborist Michael Brunk on the brochure included in the packet for this meeting entitled "Tree Growing Guide for Central Illinois".

Flex-N-Gate Agreements

Community Development Director April Getchius presented staff report on Flex-N-Gate Agreements which included information regarding changes or amendments to the Comprehensive Plan, Zoning, Enterprise Zone, Budget, and the issuance of a Special Use Permit.

Flex-N-Gate is proposing to build a manufacturing facility to make bumpers for small trucks and utility vehicles. Over the next two years this would create 275 new jobs.

The construction of Butzow Drive from Lierman Avenue eastward to Smith Road would be leveraged by participation by the City (\$300,000), and the remainder of the infrastructure improvements cost would be borne by a grant from the Illinois Department of Transportation.

Mr. Bill Goldstein, Corporate Secretary and General Council for Flex-N-Gate, addressed the Committee with a presentation on the background and history of the Corporation.

Flex-N-Gate is an Illinois Corporation which has been in existence since approximately 1980. Prior to that time, they had a company called Bumper Works, Incorporated in Danville.

Currently Flex-N-Gate has 4 production facilities that employ approximately 1,250 people. These facilities are located in Urbana, Danville, and 2 facilities in Veedersburg, Indiana. There is also a small assembly facility in Detroit, Michigan.

Flex-N-Gate will be running about 50 trucks a day. They have a relatively direct access to Interstate 74 so those trucks will not be going through the City.

There is a good diversity of employees with about one-third of the work force being Black Americans, as well as some Hispanics and Asians.

Following debate, Mr. Taylor moved to send the Annexation/Development Agreement of the Flex-N-Agreements to Council for approval and instruct staff to bring with that agreement, completed Comprehensive Plan Amendments, completed Zoning Amendment, completed Special Use Permit, completed Enterprise Zone Agreement and completed Budget Amendments for approval by Council. The motion was seconded by Mr. Whelan. Following further debate, the motion carried by a voice vote.

Multi-Family Recycling Overview

Environmental Manager Rod Fletcher stated that Council has indicated a desire to resume discussions for implementing the on-site recycling program for tenants of multi-family dwellings consisting of 7 units or more.

Mr. Fletcher reviewed an Overview of Multi-family Recycling, providing background and associated issues; ordinances from 5 comparable communities, recycling questionnaire to be sent to affected apartment owners, and the Statement of Interest (SOI) that was issued in 1995. There was no response to the SOI from interested parties.

Mr. Fletcher stated that the information from the questionnaire should be received shortly and will be presented to Council. This questionnaire should provide some information regarding the overall waste services costs so that a preliminary economic analysis can be done.

Debate followed regarding the service to be provided and the equality of costs.

No action was required on this item.

An Ordinance Amending Schedule H Of Section 8-3 Of The Local Traffic Code Requiring Stop Signs At Certain Intersections (Briarcliff, Kenyon); And Amending Schedule L Of Section 14-7(B) Requiring Curbs To Be Painted Yellow (Cedar)

Public Works Director Bill Gray presented staff report on this ordinance. Section 1 of the ordinance places stop signs on Kenyon Road northbound at Killarney Street on Briarcliff Drive at Jackson Road. This intersection now requires some type of traffic control due to the recent completion of the Holiday Inn at Kenyon Road and Killarney Street.

Section 2 of the ordinance creates a yellow no parking zone on the east side of Cedar Street south of Green Street on either side of the east-west alley just south of the New Yorker Apartment Building. This action improves the visibility at that location. "No Parking Here To Alley" signs will be posted approximately 25' south and north of the centerline of the alley. The curb will also be painted yellow. One parking space will remain north of the alley in front of the apartment building.

Following debate, Ms. Patt moved to send **An Ordinance Amending Schedule H Of Section 8-3 Of The Local Traffic Code Requiring Stop Signs At Certain Intersections (Briarcliff, Kenyon); And Amending Schedule L Of Section 14-7(B) Requiring Curbs To Be Painted Yellow (Cedar)** to Council for approval. The motion was seconded by Ms. Wyman. Following further debate, the motion carried by a voice vote.

An Ordinance Authorizing The Execution And Delivery Of An Intergovernmental Cooperation Agreement And Certain Documents In Connection Therewith; And Related Matters (Access Urbana Program - 1997 Series)

Grants Management Manager Bruce Stoffel briefly reviewed the staff memo that was included in the Committee packet.

The issue is to decide whether the City wants to participate in a multi-city bond program which would provide first-time homebuyer assistance. This program is very similar to Access Urbana, which the City sponsored in 1995-1997.

Federal regulations allow the City to issue private activity bonds in the amount of \$1,892,402 annually. In April of 1997, the City Council adopted a resolution indicating the City's intent to use its 1997 private activity bond authority to issue single family mortgage revenue bonds to promote homeownership. In July, 1997, the Governor granted the City \$1,603,892 in unused bond caps from other Illinois communities. This brings the City's total 1997 bond allocation to \$3,496,294. Assuming an average mortgage is \$50,000, this allocation would support approximately 70 mortgages.

Earlier this summer, staff contacted several bond underwriters to discuss creation of a joint mortgage revenue bond program with other Illinois communities. The firm of Dougherty Dawkins agreed to organize this program.

Under the proposed program the City would cede its 1997 bond allocation to the City of Danville. Danville would then issue up to \$20,000,000 in revenue bonds to create a mortgage pool accessible to households in: Urbana, Danville, Aurora, Elgin, Maywood, Peoria Heights and Waukegan. Until April 1, 1998, the Urbana contribution (\$3,496,294) would be reserved for Urbana homebuyers. After that date any remaining allocation would be pooled with all other remaining allocations and would be made available to households in the seven communities on a first-come/first served basis.

If City Council approves the proposed intergovernmental agreement, the Access Urbana Program would start in mid-September. First mortgages could be closed in early October. If City Council chooses not to participate in the program as described, the City may seek a similar consortium of communities or may elect to return its 1997 private activity revenue bond allocation to the state. Creation of a mortgage program administered for Urbana residents only is not an option at this time due to the size of the Urbana bond allocation.

Staff recommends City Council approval of the ordinance authorizing execution of the intergovernmental agreement for the Access Urbana Program.

Following debate, Mr. Whelan moved to send An Ordinance Authorizing The Execution And Delivery Of An Intergovernmental Cooperation Agreement And Certain Documents In Connection Therewith; And Related Matters (Access Urbana Program - 1997 Series) to Council. The motion was seconded by Ms. Patt and

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carried by a voice vote.

An Ordinance Approving An agreement With The Board Of Trustees Of The University Of Illinois (Municipal Sanitary Waste Water Sewerage Service)

City Attorney Jack Waaler presented staff report on this ordinance. In 1982 the City had an agreement with the University for them to pay our sewer use tax. In order to change the amount they paid, the agreement has to be changed.

There are two documents before Committee this evening, Addendum "A:", which is an agreement to amend our existing agreement to change the rate the University would pay to 10% over the old rate. The second agreement would allow the Comptroller to agree with the head of the University Operations and Maintenance Division that the University would pay a new rate. The new rate could never be more than 10% of the prior rate.

Staff recommends approval of both.

Mr. Hayes moved to send **An Ordinance Approving An Agreement With The Board Of Trustees Of The University Of Illinois (Municipal Sanitary Waste Water Sewerage Service)** to council for approval. The motion was seconded by Mr. Taylor and carried by a voice vote.

Mr. Taylor moved that Committee enter into closed session to discuss collective bargaining and property acquisition. The motion was seconded by Mr. Whelan and carried 7-0 by roll call vote. Voting aye were Members of the Committee: Hayes, Huth, Kearns, Patt, Taylor, Whelan and Wyman - 7; voting nay none.

The Committee entered into closed session at 10:00 p.m. and reconvened at 10:50 p.m. with all Members previously in attendance still present.

Adjournment

There being no further business to come before the Committee, Chairman Huth declared the meeting adjourned at 10:55 p.m.

Respectfully submitted,

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Elaine Taylor
Recording Secretary