

COMMITTEE OF THE WHOLE

August 25, 2003

7:30 P.M.

Committee Members Present:

Danielle Chynoweth, James Hayes, Laura Huth, Milton Otto, Esther Patt, Joseph Whelan, and Ruth Wyman - 7.

Committee Members Absent:

None.

Staff Members Present:

Eddie Adair, Phyllis Clark, Rod Fletcher, Steve Holz, Rob Kowalski, Libby Tyler, Bruce Walden, and Mayor Satterthwaite

Others Present:

Ian Goldberg, Scott Glassman, and Members of the Media

Meeting Location:

Urbana City Council Chambers

There being a quorum, Chair Otto called the meeting to order at 7:49 p.m.

Additions to the Agenda and Staff Report

Chair Otto stated that City Attorney Steve Holz has requested that Ordinance No. 2003-08-091: An Ordinance Amending the Code of Ordinances Regarding License Agreements, Permits, and Compensation for Use of the Public Rights of Way be removed from the agenda. There were no objections.

Minutes of Previous Meeting

Ms. Wyman moved to approve the minutes of the August 11, 2003 meeting of the Committee of the Whole. The motion was seconded by Ms. Patt. Ms. Patt requested to amend the minutes at the bottom of page 2 to add, "The motion was seconded by Ms. Wyman and carried by a voice vote." There were no objections. The minutes were approved as amended.

Public Input

Carl Hill, representing the Urbana Business Association, addressed the Committee in support of Ordinance No. 2003-06-064: An Ordinance Approving an Agreement for Promotion and Marketing Services With the Urbana Business Association, A 501C.3 Not-For-Profit Corporation and Ordinance No. 2003-08-089: An Ordinance Approving a Final Plat (South Ridge V Subdivision – Plan Case No. 1863-S-03).

Ms. Wyman and Ms. Chynoweth thanked Mr. Hill for the efforts put forth by the Urbana Business Association in the Sweet Corn Festival.

Illinois Power Company Public Hearing Briefing – Resolution No. 2003-08-020R: A Resolution Authorizing the Chief Administrative Officer to File (or Join In) an Informal Complaint With the Illinois Commerce Commission Concerning Illinois Power Company's Customer Service and Reliability

Mayor Satterthwaite stated that there had been a joint hearing in the Champaign City Council Chambers on June 25, 2003 regarding Illinois Power's liability and customer responsiveness. At this hearing there were quite a number of complaints regarding the reliability of the existing system and the responsiveness of Illinois Power.

Mayor Satterthwaite introduced Trisha Crowley, Deputy City Attorney of the City of Champaign to summarize comments submitted to a joint Champaign and Urbana Public Hearing concerning Illinois Power Company. The Administration recommends that the Cities proceed with filing an informal complaint with the Illinois Commerce Commission concerning Illinois Power's reliability of service and inadequate customer service.

Following debate, Illinois Power Senior Vice President of Operations Shawn Schukar and technical director for Champaign-Urbana Don Waddell outlined several corrective actions that Illinois Power is undertaking to improve service and requested that the City Council not file an informal complaint. They urged the cities to meet with Illinois Power representatives regarding their complaints.

Following further debate, Ms. Chynoweth moved to forward **Resolution No. 2003-08-020R: A Resolution Authorizing the Chief Administrative Officer to File (or Join In) an Informal Complaint With the Illinois Commerce Commission Concerning Illinois Power Company's Customer Service and Reliability** to Council with a recommendation for adoption. The motion was seconded by Ms. Wyman. Following debate, Ms. Patt stated that in the third WHEREAS in the resolution, there is a typographical error with words being repeated, and requested that "the industrial community" be deleted. This change was accepted as a friendly amendment.

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

Ordinance No. 2003-06-064: An Ordinance Approving an Agreement for Promotion and Marketing Services With the Urbana Business Association, A 501C.3 Not-For-Profit Corporation

Chief Administrative Officer Bruce Walden suggested that, since there are modifications to this Agreement that are not ready, to solve the interim problem that he go ahead and release up to \$15,000 of the contract money which is roughly what would be released in the first quarter. That is appropriate because the funds were approved in the budget. This is not much a deviation from what has been done in the past. Council had no objection to this suggestion.

Discussion: Five Points East Redevelopment (Burch-Tatman)

Mr. Walden stated the City has been working for sometime now on the redevelopment of Five-Points East and Five-Points West as core retail areas in downtown Urbana. In terms of Five-Points East, we have been working with Paul Tatman and Jim Burch regarding the development of a portion of that area. A draft of the redevelopment agreement is on your desk tonight, as well as a redevelopment map that is a substitute for the larger redevelopment area that was in the packet.

The area that is being discussed now is the area of Park Street south, which is Park on the north, University Avenue on the south, Maple on the east and Vine Street on the west. The parcel being discussed is known as the Yen Ching parcel.

We don't have an identified redevelopment project at this time, however this is an area we want to move forward in terms of redevelopment. What this does now in terms of the City is to provide a loan of \$100,000 for up to a period of three years if there is not a successor agreement. It is secured by a redevelopment, a note and a mortgage. The City would be in the second position on the mortgage.

This is an interim step that allows the developer some flexibility to move forward in clearing the property.

Following debate, James Burch, one of the developers of the property, answered questions regarding the development.

Following further debate, Ms. Chynoweth moved to forward the Five-Points East LLC Redevelopment Agreement to Council with a recommendation for approval. The motion was seconded by Ms. Patt. Following debate, the motion carried by a voice vote.

Ordinance No. 2003-08-088: An Ordinance Designating Brinshore Development, LLC, for the Redevelopment of 206 and 208 North Race Street in Tax Increment Finance District Numbers One and Two

Planning Division Manager Rob Kowalski stated that the purpose of this ordinance is to designate Brinshore Development, LLC as developer for the two city-owned lots at 206 and 208 N. Race Streets, for the construction of a multi-story, mixed-use commercial and residential structure. This resolution would allow City staff to continue working with Brinshore to negotiate a development agreement.

Staff recommends approval.

Ms. Wyman moved to forward **Ordinance No. 2003-08-088: An Ordinance Designating Brinshore Development, LLC, for the Redevelopment of 206 and 208 North Race Street in Tax Increment Finance District Numbers One and Two** to Council with a recommendation for approval. The motion was seconded by Ms. Huth and carried by a voice vote.

Motion to Allow Sanitary Sewer Connection for 2410 Sharlyn Drive Under the Urgency Provisions of Resolution No. 9394-R13

Mr. Kowalski presented staff report stating that Robert and Shirley Scaggs are requesting authorization for an emergency connection to the Urbana-Champaign Sanitary District under the urgency provisions of Resolution No. 9394-R13.

The Scaggs have agreed to annex to the City of Urbana at such time as their property is contiguous. Staff recommends approval.

Mr. Hayes moved to approve a **Motion to Allow Sanitary Sewer Connection for 2410 Sharlyn Drive Under the Urgency Provisions of Resolution No. 9394-R13**. The motion was seconded by Ms. Wyman and carried by a voice vote.

Ordinance No. 2003-08-089: An Ordinance Approving a Final Plat (South Ridge V Subdivision – Plan Case No. 1863-S-03)

Mr. Kowalski presented staff report, First Busey Trust & Investment, represented by Carl Hill, has submitted a 51-lot Final Plat for approval. The property is located along the east side of Philo Road just south of the Deerfield Trails Subdivision in south Urbana. The lots would be developed with single-family or two-family (duplex) residential units. Staff recommends approval.

Ms. Patt moved to send the ordinance to City Council with a recommendation for approval. The motion was seconded by Mr. Whelan and carried by a voice vote.

Review of Residential/Multiple Family Recycling RFP

Environmental Manager Rod Fletcher presented staff report. A motion is requested to issue Request for Proposals to provide residential and multifamily recycling services. The current contract expires March 31, 2004. The RFP specifies that the programs will be operated in much the same manner as services that are provided today.

Following debate, Ms. Patt moved to authorize issuing the Request for Proposals to provide residential and multifamily recycling services. The motion was seconded by Ms. Wyman and carried by a voice vote.

ADJOURNMENT

There being no further business to come before the Committee, Chair Otto declared the meeting adjourned at 9:24 p.m.

Respectfully submitted,

Elaine Taylor
Recording Secretary

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

Minutes approved: