



COMMITTEE OF THE WHOLE
January 8, 2007

Committee Members Present:

Lynne Barnes, Brandon Bowersox, Danielle Chynoweth, Robert Lewis, Dennis Roberts (Chair), and Charlie Smyth

Committee Members Absent:

Heather Stevenson

Other Elected Officials

Mayor Laurel Prussing

Staff Members Present:

Police Chief Mike Bily, Economic Development Manager Tom Carrino, City Attorney Jim Gitz, Public Works Director Bill Gray, Planning Division Manager Robert Myers, Building Safety Manager Gordon Skinner, Community Development Director Libby Tyler, Chief Administrative Officer Bruce Walden, and Senior Planner Matt Wempe.

Others Present:

George R. Carlisle, Donald Krull, Diane Marlin, Esther Patt and Members of the Media

Meeting Location:

Urbana City Council Chambers

There being a quorum, Chair Roberts called the meeting to order at 7:12 p.m.

Additions to the Agenda and Staff Report

Chair Roberts requested to move **Resolution No. 2007-01-002R** and **Ordinance No. 2007-01-005** to numbers 5 and 6 on the agenda. There were no objections.

Economic Development Division Manager Tom Carrino reported that he had made retention visits and contacts education and outreach programs were made for the Bar component of the smoking ban. There was a list of 15 establishments considered to be bars. Mr. Carrino made visits to these establishments ranging from 15 minutes to an hour. All of the contacts were appreciative of the information and expressed their concerns.

City Attorney Jim Gitz stated that concerning the smoking ordinance, there are some issues that are being raised in terms of outdoor receptacles.

Mr. Gitz stated that the City is involved in ongoing litigation regarding billboards.

Minutes of the Previous Meeting

Mr. Lewis moved to approve the December 11, 2006 minutes of the regular meeting of the Committee of the Whole. The motion was seconded by Mr. Bowersox and carried by a voice vote.

Public Input

Public input was delayed until later in the meeting.

Resolution No. 2007-01-002R: Resolution Regarding the Historic East Urbana Neighborhood Association Document Entitled "Historic East Urbana Neighborhood Association Neighborhood Plan"

Senior Planner Matt Wempe presented staff report. The Historic East Urbana Neighborhood Association has submitted a neighborhood plan for Council consideration. The purpose of this plan is to facilitate discussion regarding the history, present use and future of this portion of Urbana. While not a City sponsored plan, it does provided vision for the neighborhood and can be used by the City as an informational tool for future development efforts.

Christopher Stohr, President of the Historic East Urbana Neighborhood Association; Tyler Fitch, 503 East California Avenue; George Carlisle, 406 East Green; and Bernadine Stake, 304 West Iowa, addressed the Committee in support of this Resolution.

Following debate, Mr. Smyth moved to forward **Resolution No. 2007-01-002R: Resolution Regarding the Historic East Urbana Neighborhood Association Document Entitled "Historic East Urbana Neighborhood Association Neighborhood Plan"** to Council with a recommendation for adoption. The motion was seconded by Ms. Barnes and carried by a voice vote.

Ordinance No. 2007-01-005: An Ordinance Amending a Development Incentive Agreement with CTC Properties LLC

Mr. Carrino presented staff report. This Ordinance requests approval by Council to amend a redevelopment agreement with CTC Properties, LLC that will make a plan possible to redevelop the former Kmart site in the Philo Road Business District. The redesigned project will feature luxury rental units and clubhouse amenities geared toward student occupants. The commercial element is expected to be occupied by restaurant/food service tenants to fulfill an unmet target in that area.

Chris Creek, developer of this project was present and answered questions from Committee Members.

Following debate, Ms. Barnes moved to forward **Ordinance No. 2007-01-005: An Ordinance Amending a Development Incentive Agreement with CTC Properties LLC** to Council with a recommendation for approval. The motion was seconded by Mr. Bowersox and carried by a voice vote.

Ordinance No. 2006-09-121: An Ordinance Revising the Annual Budget Ordinance (Landfill Remediation Costs, 2007)

Public Works Director Bill Gray presented an update on landfill mediation activities.

A budget amendment ordinance for \$220,000 was approved on October 19, 2005 to fund construction of a pretreatment facility for the leachate collected from the landfill. Construction on the pretreatment facility is complete and start-up of the facility began November 29, 2006.

This budget amendment is in the amount of \$21,000. The leachate will continue to be collected indefinitely; therefore operational costs will need to be budgeted for the foreseeable future.

Following debate, Mr. Smyth moved to forward **Ordinance No. 2006-09-121: An Ordinance Revising the Annual Budget Ordinance (Landfill Remediation Costs, 2007)** to Council with a recommendation for approval. The motion was seconded by Mr. Bowersox and carried by a voice vote.

Ordinance No. 2007-01-007: An Ordinance Amending Schedule H of Section 23-93 of the Urbana Local Traffic Code Requiring Stop Signs at Certain Intersection (Milford Drive at Landis Farm Road)

Ms. Chynoweth moved to forward **Ordinance No. 2007-01-007: An Ordinance Amending Schedule H of Section 23-93 of the Urbana Local Traffic Code Requiring Stop Signs at Certain Intersection (Milford Drive at Landis Farm Road)** to Council with a recommendation for approval. The motion was seconded by Mr. Smyth and carried by a voice vote.

Ordinance No. 2007-01-004: An Ordinance Approving a Public Improvement and Reimbursement Agreement (Meijer)

Mr. Gray presented staff report. Meijer's Stores Limited Partnership plans to open a new store at the northeast corner of Windsor Road and Philo Road in the spring of 2008. The impact of this store opening to the adjacent streets including the widening of Windsor Road to four lanes, additional turn lanes, and new traffic signals at Bolder Drive and Windsor Road, Windsor Road and Philo Road, and Stovall Street and Philo Road. The Windsor Road improvements were originally scheduled for the 2009 construction season.

To eliminate construction activity occurring adjacent to the store once it opens, the City and Meijer are proceeding with the engineering design and construction of the improvements in 2007.

In the previous agreement, the City is responsible for the Windsor Road and Philo Road related improvements and Meijer is reimbursing a portion of those costs. Because the City has planned for funding Windsor Road improvements in FY 09 and FY 10, the funds are not available at present. Meijer has agreed to a reimbursement agreement, which allows the City to reimburse Meijer for these improvements beginning July 1, 2008; a second payment after July 1, 2009; and a final payment after July 1, 2010.

Following debate, Mr. Smyth moved to forward **Ordinance No. 2007-01-004: An Ordinance Approving a Public Improvement and Reimbursement Agreement (Meijer)** to Council with a recommendation for approval. The motion was seconded by Ms. Barnes and carried by a voice vote.

Ordinance No. 2007-01-006: An Ordinance Adopting Building and Fire Safety Codes with Additions, Deletions and Modifications and Repealing Certain Sections of the Code of Ordinances City of Urbana, Illinois (Chapter 5 of the Urbana Code of Ordinances)

Community Development Director Libby Tyler and Building Safety Division Manager Gordon Skinner reviewed a proposed ordinance for Council approval of the 2003 International Code series.

A copy of the adopting ordinance for the International Code Series has been available for public review since December 15, 2006 and will remain available until January 16, 2007.

It will comprise Chapter 5 of the Urbana Code of Ordinance and contain the following articles:

Article I: General

Article II: Director of Community Development Services

Article III: Building Code

- Article IV: Residential Code
- Article V: Reserved
- Article VI: Electrical Code
- Article VII: Plumbing Code
- Article VIII: Mechanical Code
- Article IX: Property Maintenance Code
- Article X: Reserved
- Article XI: Flood Hazard Areas
- Article XII: Mobile Home Parks and Mobile Homes
- Article XIII: Fire Prevention Code

Mr. Bowersox made the following recommendation regarding Section PM 305.3:

“PM-305.3 INTERIOR Surfaces: All interior surfaces, including windows and doors, shall be maintained in good, clear and sanitary condition, free of mold, mildew and similar substances. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.”

Following debate, Mr. Smyth moved to forward **Ordinance No. 2007-01-006: An Ordinance Adopting Building and Fire Safety Codes with Additions, Deletions and Modifications and Repealing Certain Sections of the Code of Ordinances City of Urbana, Illinois (Chapter 5 of the Urbana Code of Ordinances)** to the Committee of the Whole meeting on January 22, 2007 for further discussion. The motion was seconded by Ms. Barnes and carried by a voice vote.

Ordinance No. 2006-08-109: An Ordinance to Establish a Rental Registration Program for Residential Property within the City of Urbana

Ms. Tyler presented the implementation schedule which is as follows:

January 8, 2007	Final Council Committee discussion of RRP
January 16, 2007	Council adoption of RRP Ordinance (anticipated)
Jan. 16 – Feb 15, 2007	Initial Public Outreach and Education Efforts
February 16, 2007	Effective date of Ordinance
	First year’s billing to be sent with payments due in 30 days (8 month or 66% billing)
March 16, 2007	First year’s billing and registration due

March 16, 2007	Start expanded systematic inspection program with minimum two housing inspectors and assignment of classifications.
September 15, 2007	Send bills for second year of program (12 months or 100% billing)
October 15, 2007	Second year's billing and registration due
July 2008	18-month report and evaluation of program, inspection progress, and review of fees due to Council

PUBLIC INPUT

Donald Krull, 1008 South Busey, addressed the Committee with his opposition to the **Ordinance No. 2006-08-109: An Ordinance to Establish a Rental Registration Program for Residential Property within the City of Urbana.**

Diane Marlin, 2203 Boudreau, addressed the Committee stating her support for the Rental Registration Ordinance in general but stated she still had some concerns.

Mr. Gitz reviewed the Ordinance as amended with the changes made by the Committee at the last meeting.

Following debate, Mr. Smyth reminded the Committee that since this Ordinance had been deferred to the Council meeting on January 16, 2007, no changes could be made at this meeting.

Adjournment

There being no further business to come before the Committee, Chair Roberts declared the meeting adjourned at 10:40 p.m.

Respectfully submitted,

Elaine Taylor
Recording Secretary

*This meeting was taped.

**This meeting was broadcast on cable television.

Minutes approved: January 22, 2007