

COMMITTEE ON ADMINISTRATION AND FINANCE

March 8, 1993

Committee Members Present:

Michael Pollock (Chairman), Joan Barr, Clifford Singer, Charles Smyth, Bonnie Tarr,
Joseph Whelan

Committee Members Absent:

Lonnie Clark

Staff Members Present:

Bruce Walden, Jack Waaler, Tom Lindsey, Chief Schlieter, April Getchius, Bruce Stoffel,
William Gray, Pat Pioletti, Rod Fletcher, Joe Smith, Doug Miller, Charles Gordon, Mayor
Markland, Ruth Brookens

Others Present:

Riley Glerum, Fred Moyer, Mary Gladstone, Gail Walsh, Esther Patt, Kenneth Zeigler,
Bruce Hink, Members of the News Media

Meeting Location:

City Council Chambers

There being a quorum, the meeting was called to order at 7:35 p.m. by Chairman Pollock.

Additions to the Agenda and Staff Report

There were none.

Minutes of Previous Meeting

Mr. Whelan moved to approve the minutes of the February 8, 1993 regular meeting. The motion was seconded by Ms. Tarr and carried by a voice vote.

Public Participation

Mary Gladstone, Housing Authority of Champaign County, addressed the Council encouraging their support of the proposed HOME Transitional Rent Assistance Program. She said the program would meet both the affordable housing and transitional housing needs in the community. She described the Housing Authority's Self-Sufficiency program which would be supported by the City's \$30,000 contribution over two years. Responding to a question, Ms. Gladstone said it is anticipated that two additional staff members will be required to administer the program.

Gail Walsh, representing the Champaign County Affordable Housing Task Force and the Champaign-Urbana Coalition for the Homeless, spoke in support of the HOME Transitional Rent Assistance Program. Contrasted to new construction and rehabilitation which could take years to implement, Ms. Walsh said the HOME program would provide more assistance in a shorter time.

Esther Patt, representing the Champaign-Urbana Tenant Union, spoke in support of the HOME Transitional Rent Assistance Program. She stated that in the last ten years there has been no increase in the number of affordable housing units in the community and that the needs assessment of the Comprehensive Housing Affordability Strategy (CHAS) demonstrates that 2,500 families in Urbana are in need of rent assistance.

Ken Zeigler, Cunningham Township Supervisor, addressed the Committee stating that in the last twelve years federal subsidies for low-income housing have been cut 90%. He said he believes the proposed assistance program provides the most effective subsidies for housing and that there is an existing need for such assistance in Urbana.

City Building Expansion Project - Presentation by Architect

Public Works Director William Gray stated that after spending considerable time with the architects in developing the study of City Building expansion, staff recommends Option A of the four provided. Mr. Gray pointed out that all the deficiencies noted in the Americans With Disabilities Act Compliance Plan would be corrected in the recommended option.

Riley Glerum, Glerum & Wachter Architects, reviewed the purpose of the study and the planning objectives established by the City. Mr. Glerum said the first phase of the study was to determine space needs.

Fred Moyer, Moyer Associates Incorporated, reviewed the space needs of the Police Department. He said the study does not include provision for communication services of the department which are currently handled by METCAD off-site. Based on the analysis of space needs, Mr. Moyer stated

that the Police Department is currently occupying approximately 30% of the space needed. In reviewing the space needs of the City Building and the Community Development Department, Mr. Glerum noted that approximately 2,000 square feet of additional space is needed.

Mr. Pollock asked if current costs of housing the Community Development Department in other facilities have been considered in the costs of expansion. Mr. Glerum stated that there would most likely be additional savings in operations costs based on the fact that the Community Development Department currently occupies leased space.

Regarding evaluations of the site and existing buildings, Mr. Glerum stated that the site is in relatively good condition. He noted that because of newly constructed parking lots, a shift in the primary access to the City Building has occurred and revisions to the planned park area north of the building may be required to accommodate the shift. He suggested that the electrical utility lines currently running north of the building be relocated in conjunction with any expansion project. He went on to say the buildings are structurally sound and usable, but require improvements to both the exterior and interior. He also noted that the thirty year old building's mechanical and electrical systems are reaching the end of their useful life and the architecture is seriously non-compliant in the most basic requirements of handicap accessibility, life safety and fire suppression.

Mr. Glerum reviewed four options that would satisfy all or some of the criteria established. Option A would be a major three level infill addition located over the existing courtyard west of the existing building with significant remodeling in the City Building and Police Department. Option B was described as a major three level addition to the east of the existing City Building and a partial three level infill addition over the existing courtyard with significant remodeling to the buildings. Option C would be a three level stand alone Police facility on the southwest corner of the site with a partial infill addition to functionally tie the buildings together. Option D was described as a stand alone facility for the Police Department on the southwest corner of the site with relocation of the Community Development Department to the existing Police facility and City Building and Fire Station remodeling diminished to solving code and accessibility violations.

Mr. Moyer reviewed a comparative analysis of established criteria which determined Option A as the design that most satisfies the criteria. The estimated cost summary projected costs for Option A at \$3,755,506, Option B at \$4,037,920, Option C at \$4,297,722 and Option D at \$3,461,093 in 1992 dollars. Mr. Moyer added that Option D should be increased by \$150,000 to account for ADA compliance in the Fire Department.

Responding to Mr. Pollock's question, Mr. Glerum offered to provide a break down of soft costs which include architectural fees, engineering fees, reimbursable costs and testing during construction.

Mr. Moyer reviewed the reasons why Option A is recommended and Mr. Glerum reviewed additional recommendations to consider in conjunction with the expansion/remodeling project. He

reiterated the suggestion to revise the Urbana Municipal Plaza plans to address the public and police access entries north of the City Building, suggested that a plan be formulated for removal and abatement of asbestos materials, and suggested that space needs and compliance be studied in the Fire Department as well.

Replying to Mr. Smyth's question of where money could be saved, Mr. Moyer stated that the only way to cut costs would be to reduce square footage requirements as depicted in Option D.

Mr. Singer stated that to provide staff direction and assist in making policy decisions he would need to know what changes would be experienced in annual maintenance costs of Option A compared to the costs of maintaining the existing facilities. Mr. Glerum said he believes staff could prepare a cost comparison based on historic information of the existing building. Mr. Singer asked if the current HVAC system is adequate to handle secondary smoke. Mr. Glerum responded that replacing the HVAC system would most likely be included in any remodeling project and that the current system probably does not adequately remove smoke from the building. Mr. Glerum agreed that designing a non-smoking facility would be ideal.

Chief Administrative Officer Bruce Walden stated that the study provides the Council and staff with adequate information to make policy decisions regarding ADA compliance, code compliance, space needs for Police and other city departments. He said that staff recommendations will be provided during the FY 9394 budget process.

Mr. Singer requested that staff provide an estimate of expenses anticipated for asbestos abatement/removal based on comparable projects. He asked for legal opinions regarding the effective date for ADA compliance in cases where new facilities are planned and on the City's responsibility to provide parking to Lincoln Square and the Federal Courthouse if their obligations are not met.

Mr. Walden stated that the deadline for physical ADA compliance is 1996 subject to legal interpretation, but of major concern is program accessibility. He noted that the Lincoln Square parking lease is still in full force and effect and payments have been made on the agreement. He stressed that the parking previously provided is essential to attracting new tenants to Lincoln Square.

Mr. Pollock reiterated that parking for Lincoln Square will be an integral part of any agreement with tenants, the Federal Courthouse and spin-off developments.

Capital Improvement Plan

Public Works Director William Gray presented the Capital Improvement Plan (CIP) and stated that the Ten Year List will be forthcoming in two weeks. He noted that in the last construction season, sewer work was completed in the Cottage Grove, Hillcrest, Vermont-Delaware and Crestwood and Kenyon Road areas. Improvements to roads included Windsor Road, Nevada Street, Eads Street, Philo Road and Broadway Avenues and Wascher Drive is scheduled for completion this spring.

Mr. Whelan suggested that the Council's policy regarding residential cost sharing for new street lighting be included in the CIP.

Mr. Singer suggested that the City's policy regarding a preference for stop signs rather than traffic signals be incorporated into the CIP. Mr. Gray said staff will research whether more serious accidents occur at signalized intersections than at those with stop signs and report their findings.

Maintenance Bond Procedures

Mr. Gray said that after two year's experience with the existing maintenance bond procedures, staff recommends the following changes:

- 1) Reduce time limit on bond from 2 years to 18 months.
- 2) Move City Engineer's final inspection date from 21 months to 12 months.
- 3) Reduce percentage of bond from 15% to 10%, but keep minimum at \$10,000.
- 4) Editorial changes to clarify procedures without altering the intent.

Mr. Singer suggested that the City of Champaign be contacted to see if there is ever a need in their city for bonds exceeding \$10,000. Acting City Engineer Joe Smith said he would investigate and report his findings prior to the March 15, 1993 Council meeting.

Mr. Singer moved to send to Council the revised maintenance bond procedures. The motion was seconded by Ms. Barr and carried by a voice vote.

Mr. Pollock said Maintenance Bond Procedures will be on the March 15, 1993 Council agenda.

1993 MFT Resolution

Mr. Singer moved to send to Council a Resolution For Maintenance Of Streets And Highways By Municipality Under The Illinois Highway Code. The motion was seconded by Mr. Smyth and carried by a voice vote.

Mr. Pollock stated that the resolution will be on the March 15, 1993 Council agenda.

ISWDA Agreement

Assistant City Attorney Tom Lindsey stated that staff is seeking Council direction on how to proceed in discussions with Champaign County regarding the ISWDA. He reminded the Committee that an extension of the ISWDA Agreement with the County expires March 31, 1993. Mr. Lindsey stated that staff recommends dissolution of the ISWDA and distribution of assets to the two remaining members, Champaign County and Urbana. Staff continues to recommend that the City encourage the County to assume its responsibility to provide solid waste planning.

Mr. Pollock asked if staff had considered the monetary aspect of not dissolving the ISWDA. Mr. Lindsey said if the City chooses to remain an ISWDA member and the County withdraws, an additional \$55,000 to \$60,000 could be included in the City's receipts from the sale of assets. He cautioned that the value of additional receipts must be weighed against the long term relationship with Champaign County.

Mr. Singer said there is no question that the City has nothing to lose by waiting until after March 31 to make a decision. He suggested that the City do nothing.

Mr. Singer moved to direct staff to take no action at this time and support other staff recommendations to: 1) encourage the County to undertake its planning and implementation authority under SWPRA; 2) enter into a separate agreement regarding the continued operation of the Yard Waste Site; and 3) explore additional agreements regarding community educational programs and household hazardous waste collection programs. The motion was seconded by Mr. Smyth and carried by a voice vote.

Parking Regulations

Petition to Lower Meter Rates Between Green Street and Gregory Drive and Mathews Avenue and Gregory Street

Bruce Hink, Delights, 1115 West Oregon, addressed the Committee in support of a petition requesting that parking meter rates be changed from \$.50 per hour to \$.25 per hour with a two hour limit in an area bounded by Green Street, Gregory Drive, Mathews Avenue and Gregory Street. He said he does not know why the meter rates were raised in the area specified, but the \$.50 rate hinders potential business in the area. He requested that the meter rate on meters located near the businesses of those who signed the petition be changed to a rate that compares to that in other business area.

Mr. Pollock stated that part of the parking area addressed in the petition and under discussion is too far away to affect the businesses concerned and suggested that the area be redefined appropriately. He asked that Mr. Hink and other petitioners specifically define the problems they are experiencing and bring back to a Committee their recommendations.

Mr. Pollock suggested that staff determine meter usage and the possibility of enforcement of the two hour meters in the area. Mr. Pioletti said staff could conduct a survey of the area.

Further discussion led to a consensus that due to time constraints staff could better address this situation after the budget process has been completed.

No Parking 3:00 a.m. to 10:00 a.m.

Mr. Gray stated that he is soliciting comments from staff members regarding a proposed ordinance prohibiting parking from 3:00 a.m. to 10:00 a.m. without a permit and the results will be forwarded with a recommendation once the process is complete.

Mr. Pollock stated that the ordinance will be on the agenda of the April 26, 1993 Committee on Environment and Public Safety meeting.

Public Hearing Date For Tabin Annexation

Mr. Whelan moved to schedule a public hearing for the Tabin Annexation Agreement on April 5, 1993 at 7:25 p.m. The motion was seconded by Ms. Tarr and carried by a voice vote.

Agreement With Champaign County Housing Authority To Administer the Rental Assistance Program

Mr. Stoffel clarified that the action requested of the Committee is to approve a resolution in support of Champaign County Housing Authority's application for HOME funds and an intent to budget a contribution for the program in the FY 9394 budget.

Mr. Whelan moved to send to Council A Resolution Supporting An Application By The Housing Authority Of Champaign County For Home Rent Assistance Funds. The motion was seconded by Mr. Smyth and carried by a voice vote.

Mr. Pollock said the resolution will be on the agenda of the March 15, 1993 Council meeting.

Illinois Power Company Easement - Eads Street

Ms. Barr moved to send to Council An Ordinance Granting Easements To Illinois Power Company For Gas And Electric Service (Eads at Lincoln Development). The motion was seconded by Mr. Singer and carried by a voice vote.

Mr. Pollock stated that the ordinance will be on March 15, 1993 Council agenda.

An Ordinance Amending Chapter 3 Of The Urbana City Code ("Alcoholic Liquors") To Prohibit Consumption Of Alcoholic Liquor On Public Property

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Mr. Singer moved to send to Council An Ordinance Amending Chapter 3 Of The Urbana City Code ("Alcoholic Liquors") To Prohibit Consumption Of Alcoholic Liquor On Public Property along with the revision submitted by Jack Waaler in his memo dated March 8, 1993 as follows:

"It shall be an affirmative defense to a charge of a violation of this Ordinance that the defendant, at the time of the alleged violation, was upon that portion of the public right-of-way which is not the street surface for vehicular travel, that immediately abuts the parcel of real estate that is improved with the defendant's principal residence. The address indicated on a current driver's license or voter's registration card shall be presumed to be the principal residence of the person to whom such document was issued."

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

Mr. Pollock stated that the Ordinance will be on the March 15, 1993 Council agenda.

Adjournment

There being no further business to come before the Committee, Chairman Pollock declared the meeting adjourned at 10:45 p.m.

Respectfully Submitted,

Sharon Menges, Secretary

*This meeting was tape recorded

**This meeting was broadcast on cable television