

## COMMITTEE OF THE WHOLE

March 27, 2000

7:30 P.M.

### Committee Members Present:

James Hayes, Carolyn Kearns (Chair), Esther Patt, John Taylor, and Ruth Wyman

### Committee Members Absent:

Laura Huth and Joseph Whelan (Excused)

### Staff Members Present:

City Clerk Phyllis Clark, Mayor Satterthwaite, Police Chief Eddie Adair, Glenn Berman, April Getchius, Bill Gray, Mike Loschen, Jack Waaler and Bruce Walden

### Others Present:

Members of the Media

### Meeting Location:

Urbana City Council Chambers

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There being a quorum, Chair Kearns called the meeting to order at 7:32 p.m.

### Additions to the Agenda and Staff Report

Chief Administrative Office Bruce Walden reviewed the Multi-Year Financial Plan.

### Minutes of Previous Meeting

Mr. Hayes moved to approve the minutes of the March 13, 2000 meeting of the Committee of the Whole. The motion was seconded by Ms. Wyman and carried by a voice vote.

### Public Input

There was none.

### Appointment of Administrative Division/Engineering Division Manager

Mayor Satterthwaite and Public Works Director Bill Gray recommended Glenn Berman as the **Appointment of Administrative Division/Engineering Division Manager**. Following debate, Ms. Patt moved the appointment. The motion was seconded by Ms. Wyman and carried by a voice vote.

### Capital Improvement Plan Presentation

Mr. Gray stated that the Capital Improvement Plan is updated annually according to City of Urbana Resolution 8788-R14. Base information is a ten-year project list, cash flow projections, street ratings, cost estimates, new projects and maps. Also included is a map showing proposed 2000 construction projects and a map showing projected street resurfacing, reconstruction, or construction and major traffic signal work projected over the next ten years.

The process used to determine projects is the same as in previous years, which is based on current conditions, priorities, fund balances, staff availability, etc.

Mr. Gray reviewed the projects involved in the 2000 ten-year project list.

Debate followed regarding the merits of several projects on the list.

The **Capital Improvement Plan** will be on the agenda of the April 10, 2000 Committee of the Whole for final review.

Mr. Taylor requested that final approval of the **Capital Improvement Plan** be made with the final approval of the budget.

### Ord. No. 2000-03-029: An Ordinance Amending The Local Traffic Code (Parking Trailers on Streets)

City Attorney Jack Waaler stated his understanding that this is a further refinement of an ordinance passed previously to handle the problem of a trailer parked on the street. Since that time it was discovered that the trailer was parked on the street in violation of Illinois State Statutes. The Police Department has informed the owner and the trailer has been moved. The ordinance before Committee tonight is not necessary as the problem is cured. Staff would rather not consider this further unless there is future reason to do so. There was no objection.

**Ord. No. 2000-03-032: An Ordinance Authorizing The Execution And Delivery Of An Intergovernmental Cooperation Agreement And Certain Documents In Connection Therewith; And Related Matters (AssistUrbana, Series 2000); Ord. No. 2000-03-033: An Ordinance Authorizing The Execution And Delivery Of An Intergovernmental Cooperation Agreement And Certain Documents In Connection Therewith; And Related Matters ("Home at Last" Program, Series 2000) and Res. No. 2000-03-009: Resolution Approving Participation In Illinois Housing Development First-Time Homebuyer Single-Family Program (MRB Program, Series 2000)**

Community Development Director April Getchius presented staff report on these ordinances and

the resolution. Pursuant to the Internal Revenue Service code, the City is allowed to issue private activity revenue bonds up to \$50 per capita per year or up to \$1,743,600. This bond authority can be used for one of three activities: below-market-rate financing for affordable housing; mortgage credit certificates in support of homeownership, or below-market-rate financing for limited types of industrial developments.

**Program 1 – AssistUrbana** has been used by City Council to assist first-time homebuyers through provision of grants for downpayments and closing costs.

**Program 2 – “Home at Last”** is being created by Gates Capital Corporation, who is the bond counsel for the **AssistUrbana** program. As with **AssistUrbana**, **“Home at Last”** provides a 30-year, fixed-rate mortgage and a downpayment grant. This plan will not require any of the city’s bond allocation. Homebuyers need only to purchase and live in homes within the city; they need not be first-time homebuyers. Because this is a taxable bond, the mortgage rate will be higher than the current market rate.

**Program 3 – “IHDA 5% Program”** is a financing program for first-time homebuyers which has been developed by the Illinois Housing Department Authority to provide 30-year mortgages fixed at 5.00 percent interest. The buyer is also eligible for \$1,000 in closing cost assistance for an additional 0.25 percent in the interest rate. The City would need to transfer a portion of its bond allocation to the Illinois Housing Development Authority. Staff recommends ceding \$871,800.

Following debate, Ms. Patt moved that **Ord. No. 2000-03-032: An Ordinance Authorizing The Execution And Delivery Of An Intergovernmental Cooperation Agreement And Certain Documents In Connection Therewith; And Related Matters (AssistUrbana, Series 2000)** and **Res. No.2000-03-009R: Resolution Approving Participation In Illinois Housing Development Authority First-Time Homebuyers Single-Family Program (MRB Program, Series 2000)** be sent to Council for approval and that the City of Urbana not participate in the program described in **Ord. No. 2000-03-033: An Ordinance Authorizing The Execution And Delivery Of An Intergovernmental Cooperation Agreement And Certain Documents In Connection Therewith; And Related Matters (“Home at Last” Program, Series 2000)**. The motion was seconded by Mr. Hayes and carried by a voice vote.

Ms. Patt moved that the Committee enter into closed session for the purpose of discussing pending litigation. The motion was seconded by Ms. Wyman and carried 5-0 by roll call vote. Voting aye were Committee Members: Hayes, Kearns, Patt, Taylor and Wyman – 5; voting nay none.

The Committee entered into closed session at 9:02 p.m. and reconvened at 9:22 p.m. with all Committee Members previously in attendance still present.

**Discussion: Relocation of Structure at 402 W. Oregon**

Ms. Getchius presented staff report. With the expansion of Leal School, Urbana School District #116 will acquire a number of properties which would include two single-family homes at 403 West California and 404 West Oregon, a duplex at 401 West California and a four-unit apartment building at 402 West Oregon. As the properties are zoned R-2 – Single Family Residential, the duplex and the four-plex are legally nonconforming uses. According to the City Of Urbana Ordinances legally nonconforming structures may not be altered in any way that would increase their nonconformity.

Trent Shepard, present owner of 402 West Oregon also owns 401 West Oregon. Mr. Shepard would like to demolish the single-family home at 401 West Oregon and move the four-plex from 402 to 401 West Oregon. Section X-2c of the Zoning Ordinance prohibits the moving of any nonconforming structure for any reason or distance, unless it shall there after be a conforming structure.

Staff does not recommend the relocation of these units.

Following debate, it was the sense of the Committee that the Relocation of Structure at 402 W. Oregon not be pursued.

Ord. No. 2000-03-028: An Ordinance Revising The Annual Budget Ordinance (Downtown Plan Consultant)

Ms. Getchius was present to answer any further questions the Committee might have regarding this issue.

Following debate, Ms. Patt moved to send Ord. No. 2000-03-028: An Ordinance Revising The Annual Budget Ordinance (Downtown Plan Consultant) to Council for approval. The motion was seconded by Ms. Wyman. Following further debate, the motion carried by a voice vote.

ADJOURNMENT

There being no further business to come before the Committee, Chair Kearns declared the meeting adjourned at 9:58 p.m.

Respectfully submitted,

Elaine Taylor, Recording Secretary

\*This meeting was taped.

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

AMENDMENT TO THE COMMITTEE OF THE WHOLE MINUTES  
MARCH 27, 2000

Ms. Kearns moved to amend the March 27, 2000 minutes of the Committee of the Whole on page 2, first paragraph to state "***Following debate, Ms. Patt moved to send the appointment to Council for approval.***" rather than "***Following debate, Ms. Patt moved the appointment.***" There were objections. The minutes were approved, as amended at the April 10, 2000 meeting of the Committee of the Whole.