

# MINUTES

## TOWN OF THE CITY OF CHAMPAIGN BOARD OF TRUSTEES

DATE: August 4, 2009

CALL TO ORDER: The meeting was called to order by Chairman Schweighart at 7:00 p.m.

BOARD MEMBERS PRESENT	William Kyles Tom Bruno Deborah Feinen Kyle Harrison Chairman Schweighart	Michael La Due Marci Dodds Karen Foster Dave Johnson
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BOARD MEMBERS ABSENT: None

OTHERS PRESENT: Pam Borowski, Township Supervisor  
Trisha A. Crowley, Deputy Township Attorney

APPROVAL OF MINUTES (Regular Town Board Meeting of July 7, 2009)  
Board Member Dodds, seconded by Board Member Foster, moved to approve and place on file the minute of July 7, 2009. A voice vote was taken; all voted yes.

CORRESPONDENCE: None

APPROVAL OF SUMMARY OF CHECKS WRITTEN – ALL FUNDS, JUNE 2009 (Approve and place on file): Board Member Dodds, seconded by Board Member La Due, moved to approve and place on file the summary of checks written for June 2009 which showed the total for the Town Fund was \$16,705.96; General Assistance was \$5,608.37; IMRF was \$2,627.95; and the Social Security Fund was \$1,588.29. Total expenditures for the month of June 2009 were \$26,530.57. A voice vote was taken on the motion to approve expenditures; all voted yes. Motion carried.

QUARTERLY FINANCIAL REPORTS, FOURTH QUARTER (Ending June 30, 2009) FY 08 (Approve): Board Member Dodds, seconded by Board Member La Due, moved to receive the report and place it on file. A voice vote was taken; all voted yes. Motion carried.

SPECIAL STUDY SESSION:

- Presentation of Ordinance 09-0801: Amended Annual Budget and Appropriation Ordinance (Action on the Amended Budget will be requested at the September 1, 2009 meeting)
- Sale of Township Buildings

Supervisor Borowski noted the budget for FY 2009/2010 has been redone including a reduction in the number of pages; consolidated information and written explanations as to where funds have been relocated; and any questions will be addressed. Deputy Attorney Crowley noted this is a presentation about the budget which can not be adopted until after publication, and a public hearing to occur September 1, 2009.

Supervisor Borowski noted the budget is being presented for review, and will be discussed and voted upon at the meeting in September.

#### ACTION ON ORDINANCES AND RESOLUTIONS

- Resolution Calling for a Special Town Meeting and Adopting an Agenda for the Special Town Meeting

Board Member Questions and General Discussion Regarding Sale of the Township Buildings included the following:

- Property at 102 E. Springfield is listed at a sales price of \$425,000 and the owner would consider leasing. Leasing is being considered as an option for the property located at 314 S. Neil (former Urban League building) for \$9.50 per square foot at 3520 square feet, what would the cost be? (Preference is to purchase over lease. It was noted the costs for the Neil property would be approximately \$27,000 per year to lease. The properties identified are presented as options only, or a possibility of buildings to consider at the special meeting for further discussion. Township and City staff has been in discussion regarding the possibility of purchasing a property together to address additional office space needed for City staff.)
- The sale and Resolution on the agenda are the same issue. What is the process for the special town meeting? If the sale is agreed to by electors at the special meeting, would there be flexibility regarding the sale, to not sale, without binding options on suitable property. Electors may not support without knowing alternative properties. Is it possible to get permission to sale and then not sale the property? Location of the Township offices will also be a consideration, and support of the remaining in the core of the downtown area. (Electors can authorize the board to have a sealed bid process, and then after the sealed bid which is available for thirty days, the bids are opened but the board is not required to accept any bid. Sale price does not have to be accepted even though Electors have authorized the sale. One of the criteria for the decision to sale is whether the sale will produce enough money to purchase or lease another property. Electors do not have to decide on a specific purchase, but the board would need the information before deciding. Preference is to remain in the greater downtown area where most clients are served and for accessibility. The best interest of the Township will be considered, and bids received can be rejected.)
- Clarification of the order, process, for the Special Town meeting. Will another Special Study Session be necessary to discuss when and where the Township buildings will be relocated if Electors approve the sale; or what

will be presented to the Electors? (It is difficult to buy unless the amount of money available for purchase is known. Bids are needed to determine how much money will be available for purchase/lease of another property. The earliest the bids can come to the board is October because of the publication and timing of the sealed bid process. Options for what a purchase or lease might be like may also be known at that time.)

- Will electors have options beyond the special meeting? (No.)

Chairman Schweighart polled Alternative 1 to call for a Special Town Meeting to request elector approval: 1. to sell the current Township buildings; and 2. to authorize the Town Board to purchase a replacement property with the funds received as a result of the sale, if in the best interests of the Township. Deputy Attorney Crowley noted this alternative is the motion to approve calling for a Special Town Meeting. Then a vote will be necessary for approval of the Resolution calling for a Special Town Meeting and adopting the agenda. Chairman Schweighart noted this is the poll for the Study Session question. A voice vote was taken; all voted yes. Motion carried.

Chairman Schweighart called for a vote on the Resolution. Board Member Dodds, seconded by Board Member La Due, moved to adopt the Resolution, "A Resolution Calling for a Special Town Meeting and Adopting an Agenda for the Special Town Meeting". A voice vote was taken; all voted yes. Motion carried.

PUBLIC PARTICIPATION: None

TOWN BOARD AND TOWNSHIP SUPERVISOR'S COMMENTS: None.

NEXT MEETING: Chairman Schweighart noted the next meeting would be the Regular Meeting of September 1, 2009.

ADJOURNMENT: Board Member Dodds, seconded by Board Member Foster, moved to adjourn. A voice vote was taken on the motion to adjourn; all voted yes. Motion carried.

The meeting adjourned at 7:17 p.m.

Marilyn L. Banks  
Town Clerk