

CITY OF URBANA
COMMITTEE OF THE WHOLE – Monday, April 9, 2018 – 7:00 P.M.
CITY COUNCIL CHAMBERS – 400 S. VINE STREET, URBANA, IL

The City Council Committee of The Whole of the City of Urbana, Illinois, met in regular session Monday, April 9, 2018, in the Council Chambers of the Urbana City Building.

ELECTED OFFICIALS PHYSICALLY PRESENT: Aaron Ammons; Bill Brown; Dean Hazen; Eric Jakobsson; Jared Miller; Dennis Roberts; Maryalice Wu; Diane Wolfe Marlin; Charles A. Smyth

ELECTED OFFICIALS PRESENT VIA TELECONFERENCE: None

ELECTED OFFICIALS ABSENT: None

STAFF PRESENT: Kevin Garcia; William Gray; Elizabeth Horwitz; Wendy Hundley; Sylvia Morgan; Kelly Mierkowski; Brian Nightlinger; Matt Rejc; John Schneider; James Simon.

OTHERS PRESENT: Leo Covis; Janel Gomez; Cynthia Hoyle; Art Rapp; Bishop King James and Rev. Dr. Evelyn B. Underwood; Lily Wilcock; Jeff Yockey; Members of the Media

1. **CALL TO ORDER AND ROLL CALL**

There being a quorum, Chair Maryalice Wu called the meeting of the Committee of the Whole to order at 7:00pm.

2. **APPROVAL OF MINUTES OF PREVIOUS MEETING**

Alderman Hazen made a motion to approve minutes from the meeting held on March 26, 2018. Motion seconded by Alderman Ammons and carried by voice vote.

3. **ADDITIONS TO THE AGENDA**

There were none.

4. **PETITIONS AND COMMUNICATIONS**

Bishop King James Underwood and Rev. Dr. Evelyn B. Underwood did not wish to speak, but asked that their position be entered into the records regarding the Dr. Ellis Subdivision sewer issues.

Chair Wu acknowledge the presence of Saint Joseph trustee and chairperson of parks Art Rapp.

5. **PRESENTATIONS**

a. **Dockless Bikeshare Overview**

Mayor Marlin said that several companies who want to implement a Dockless bike sharing system have approached the city.

Planner II Kevin Garcia gave an overview of the research work that has been conducted by the collaborative effort from City of Urbana, City of Champaign, and the University of Illinois.

He said that the research team has spoken to staff in cities with Dockless bikeshare systems and operators of those systems. The team is developing a draft intergovernmental agreement that would create a uniform system for licensing and regulating Dockless bikeshare operators in Urbana, Champaign, and the University of Illinois campus. Mr. Garcia acknowledge the extensive research work done by University of Illinois (Lily Wilcock) and City of Champaign (Ben Leroy). Discussion ensued.

Among the many concerns mentioned by the committee members are as follows:

- Dockless location (pick up and deliverance locations)
- Parking enforcement (set up guidelines for parking bikes, trespassing)
- Liability concerns (littering, accidents, lawsuits)
- Payment options besides credit, debit, and smart phone.

City Attorney James Simon said that he has been working with city staff and some of the regulations on the proposed agreement are as follows:

- One license for all three entities and administered by the City of Champaign as lead agency
- A non-refundable, annual license fee of \$ 600
- Operators must post a security deposit of \$ 1,000 for each city (this will cover public expenses)
- Operators may secure a concession agreement with the University of Illinois before license is granted.
- The initial round of licensing will be valid until Jun3 30, 2019.

Planner II Kevin Garcia and Lily Wilcock addressed questions and concerns from committee. Ms. Wilcock reminded everyone that this is a pilot program and that these companies are looking at university communities with 45,000 students. Discussion ensued.

6. **STAFF REPORT**

Economic Development Coordinator Elizabeth Horwitz presented the January Business and Development report as follows:

→ **Business Updates**

- Single-family Construction has increased in the past three years due to new construction in the Stone Creek subdivision.
- Dominos has started construction at 407 E. University.
- Krispy Krunchy Chicken plans to co-locate with Courtesy Cleaning at 402 N. Broadway
- Best of Africa located at 208 W. Griggs has submitted plans for expansion. This addition will operate a sit-down restaurant and special event and performance space for parties and local African Immigrant Performers.
- Casa Del Mar, a New Mexican restaurant, will be located in the former Milo's restaurant space.
- Think Urbana Marketing hosted its second annual Homebuilders Breakfast on March 20th.

→ **Upcoming Events**

Ms. Horwitz also announced upcoming events:

- April 14, 1:00 pm – 5:00 pm – Family friendly event at the Boneyard Creek
- April 16, 12:00 pm – 200 S. Vine St. RFP responses are due
- April 19, 3:00 pm – 6:00 pm – Think Urbana will host Realtor's Tours
- April 24, 7:30 am – 9:00 am – Urbana Business Association Connections Over Coffee at the Athletico, 144 N. Vine
- 11:00 am – 1:00 pm – Urbana Food Truck Rally. Urbana Civic Center, 108 E. Water
- April 26, 5:30 pm – 7:30 pm – Sneak Peek – Urbana Arts Grant Announcement Event at Broadway Food Hall, 401 N. Broadway

Ms. Horwitz also added a correction to Chateau Normand. The cost should be 1.6M instead of 16M.

Alderman Miller asked that if this report could also generate the results of businesses that have closed.

Alderman Roberts added that this coming Saturday at 2:00 pm at the Cohen Building will be another Joseph W. Royer Arts & Architecture Plaque dedication.

7. **Ordinance No. 2018-04-029:** An Ordinance Approving an Amendment to the City of Urbana and Urbana Home Consortium (Urbana/Champaign/Champaign County) FY 2015-2019 Consolidated Plan

Grants Management Division Manager Kelly Mierkowski presented Ordinance No. 2018-04-029 with the recommendation for approval. Ms. Mierkowski said that the proposed amendment involves updating the citizen participation plan and the Geographic priorities section of the City of Urbana and Urbana Home Consortium FY 2015-2019 Consolidated Plan, which passed February 19, 2018 under Resolution No. 2018-02-006R.

Ms. Mierkowski addressed the following questions from committee members.

- What kind of services are covered under a CDBG grant?
- Who can access these grants?
- What are the requirements?
- How are the target neighborhoods being notified?

Alderman Brown said that he has attended some of the meetings but they did not seem well attended. He suggested simplifying the requirements to encourage more participation. In addition, Alderman Ammons said that a constituent asked about blighted properties in the Kerr/Division area and if there were any available funds to address these issues. Discussion ensued.

Mayor Marlin said that Jason Arrasmith was currently on vacation but that he would be the contact person for these kinds of property issues.

After discussion, Alderman Brown made a motion to send Ordinance No. 2018-04-029 to council with a recommendation for approval. Alderman Roberts seconded. Motion carried by unanimous voice vote.

8. **Resolution No. 2018-04-013R:** A Resolution Approving Certain Home Investment Partnership Program Loan Documents between the City of Urbana and Bristol Place Residences, LP.

Community Development Coordinator Matt Rejc presented Resolution No. 2018-04-013R with a recommendation for approval. He said that the City of Urbana is the lead agency for Home Funds and that is the reason for this resolution. However, there was a request by other agencies to review the loan documents before final approval. Mr. Rejc requested that this item be forwarded the next Committee of the Whole meeting April 23, 2018.

Mr. Rejc also added that this loan agreement would have no financial impact on the city's general fund. Janel Gomez from City of Champaign and Matt Rejc addressed questions from committee members regarding the different components of the loan. Discussion ensued.

After discussion, Alderman Roberts made a motion to forward Resolution No. 2018-04-013R to the next Committee of the Whole meeting April 23, 2018. There being no objection to the request, Alderman Jakobsson second the motion. Motion carried by voice vote.

9. **Resolution No. 2018-04-014R:** A Resolution Approving the Transfer of Volume Cap In Connection with Private Activity Bond Issues, Single-Family Mortgage Revenue Bonds, and Related Matters (Private Bond Cap Allocation – Assist Programs, Series 2018)

Grants Management Division Manager Kelly Mierkowski presented Resolution No. 2018-04-014R with the recommendation for approval. Ms. Mierkowski gave a summary about the use of bond cap. She said that by ceding to another entity, the city could reserve the right to access the bond. There is no fiscal impact to the city and no liability as the bond issuer.

Ms. Mierkowski also addressed the questions and concerns from committee members. Discussion ensued.

After discussion, Alderman Jakobsson made a motion to send Resolution No. 2018-014R to council with the recommendation for approval. Alderman Brown seconded. Motion carried by voice vote.

10. **Resolution No. 2018-04-015R:** A Resolution Approving the Transfer of Volume Cap in Connection with Private Activity Bond Issues, Single-Family Mortgage Revenue Bonds, and Related Matters (Private Bond Cap Allocation – EIEDA, Series 2018)

Grants Management Division Manager Kelly Mierkowski presented Resolution No. 2018-04-015R with the recommendation for approval.

She said that at its March 27, 2018 regular meeting, the Urbana Community Development Commission voted unanimously to recommend that the Urbana City Council approve the allocations. The private bond cap allocation is as follows: \$ 2,165.625 for utilization to Assist Programs, Series 2018 and the other half to EIEDA to be used for possible neighborhood initiatives in the community, such as multi-family affordable housing developments.

Ms. Mierkowski also addressed the questions and concerns from committee members.

- How other agencies are benefitting from these allocations?
- What is the most beneficial option for the city?

After discussion, Alderman Brown made a motion to send Resolution No. 2018-04-015R to council with the recommendation for approval. Alderman Miller seconded. Motion carried by voice vote.

11. **Resolution No. 2018-04-016R:** A Resolution Approving an Intergovernmental Agreement Amendment between the City of Urbana and Illinois Department of Revenue (Inspections of Liquor License Holders' Premises)

* Alderman Miller recused himself from voting on this item, due to conflict of interest, as an employee for a business that holds a liquor license in the City of Urbana.

Fire Chief Brian Nightlinger presented Resolution No. 2018-04-016R with the recommendation for approval. The Illinois Department of Revenue (IDR) entered into agreement with the city where they agreed to pay in two separate installments for inspections of liquor license holder premises. However, the IDR recently proposed an amendment to its original agreement to make total payments in advance and any inspections not completed by June 30, 2018 would be reimbursed to IDR.

There being no discussion or objections to the changes, Alderman Ammons made a motion to send Resolution No. 2018-04-016R to council with the recommendation for approval. Alderman Hazen seconded. Motion carried by voice vote.

12. **ADJOURNMENT**

There being no further business before the committee, Chair Wu declared the meeting adjourned at 9:25 pm.

Wendy M. Hundley

Recording Secretary

This meeting was taped.

This meeting was broadcast on cable television.

*** Website link for this meeting: <https://www.urbanailinois.us/node/7082>

Minutes Approved: April 23, 2018