

**CITY OF URBANA
COMMITTEE OF THE WHOLE – Monday, August 14, 2017 – 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, August 14, 2017, in the Council Chambers of the Urbana City Building.

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

ELECTED OFFICIALS PRESENT VIA TELECONFERENCE: None

ELECTED OFFICIALS ABSENT: Dennis Roberts, Ward 5

STAFF PRESENT: Brandon Boys; Michelle Brooks; Bob Fitzgerald; Kevin Garcia; William Gray; Elizabeth Hannan; Kyle Hensch Sanford Hess; Elizabeth Horwitz; Wendy Hundley; Christopher Marx; Kelly Mierkowski; Lorrie Pearson; Mat Rejc; John Schneider

OTHERS PRESENT: David Borchers; Allen Dial; Sheila Dodd; Bishop King James Underwood; Members of the Media

1. CALL TO ORDER AND ROLL CALL

There being a quorum, Chair Jared Miller called the meeting of the Committee of the Whole to order at 7:02pm following a Public Hearing of the City Council.

2. APPROVAL OF MINUTES OF PREVIOUS MEETING

Alderman Brown made a motion to approve minutes from the meeting held on July 24, 2017. Motion seconded by Alderman Jakobsson and carried by voice vote.

3. ADDITIONS TO THE AGENDA

There were none.

4. PETITIONS AND COMMUNICATIONS

Bishop King James Underwood did not wish to speak, but asked that his position be entered into the record regarding the Dr. Ellis Subdivision sewer issues.

David Borchers addressed committee after items were presented to answer questions and concerns from audience and committee members.

Alderman Ammons gave a brief report about his attendance to the Edgar Fellows Program training held at the Institute of Government & Public Affairs at the University of Illinois Urbana-Champaign.

Allen Dial addressed committee in opposition of items 9 and 10. He is concerned with the nearby traffic, access point, and noise this new business is going to generate.

5. **PRESENTATIONS**

There were none.

6. **STAFF REPORT**

Economic Development Specialist Elizabeth Horwitz presented the July Business and Development report as follows:

- **Business Activity**
Red Bicycle Ice Cream is now open – 2740 Philo Rd.
Salt and Light Retail Store submitted plans for renovation of 1819 S. Philo Rd.
- **Development Activity**
Brookdale – Assisted Living renovation is complete
Carle Foundation Hospital – Plans for renovation have been approved for 509 W. University and 611 W. Park.

Ms. Horwitz also announced upcoming events:

- August 22 Business and Development Luncheon Sponsored by First Federal and UBA Connections Over Coffee at Tricoci University.
- August 25-26 Urbana Sweetcorn Festival Downtown Urbana – still looking for volunteers.
- September 1 Urbana First Fridays, also located in Downtown Urbana.
- September 20-24 Annual Pygmalion Festival Champaign-Urbana.

7. **Ordinance No. 2017-08-044:** An Ordinance Authorizing the Dedication of Right-of Way (2201 Philo Road)

Public Works Director William Gray presented Ordinance No. 2017-08-044 with recommendation for approval. Mr. Gray said that when this property was purchased, it was discovered that a 40-foot right-of-way from this lot was never dedicated. This ordinance will allow a dedication of right-of-way across the eastern portion of this lot that should be 40-feet, which matches half of the existing right-of-way.

After presentation, Alderman Jakobsson made a motion to send Ordinance No. 2017-08-044 to council with recommendation for approval. Alderman Hazen seconded. Motion carried by voice vote.

8. **Resolution No. 2017-08-050R:** A Resolution to Approve an Intergovernmental Agreement(Agreement between City of Urbana, Urbana Free Library, and Champaign County Regarding Cooperative Purchase of Internet Service)

Information Technology Director Sanford Hess presented Resolution No. 2017-08-050R with recommendation for approval. Mr. Hess said that this resolution would allow the City of Urbana to join Champaign County, and Urbana Free Library to lower the purchase cost of Internet services. Urbana currently pays \$427.50 a month. With this agreement, the new rate will be \$200.00 a month.

After the presentation, Mr. Hess addressed questions from committee. Alderman Jakobsson made a motion to send Resolution No. 2017-08-050R to council with recommendation for approval. Alderman Ammons seconded. Motion carried by voice vote.

9. **Ordinance No. 2017-07-038:** An Ordinance Approving an Annexation Agreement (801 North Smith Road/David Borchers)

Planning Manager Lorrie Pearson and Planner I Christopher Marx presented Ordinance No. 2017-08-038 with recommendation for approval. Mr. Marx started the presentation by explaining zoning process for annexation. Mr. Marx said that Mr. Borchers would like to develop a portion of the site for his construction business. He is planning to develop the other portions of the lot with a potential subdivision. The current request is to rezone from County's AG-2 Agriculture district to the City's IN-1, Light Industrial/Office zoning district with a "Conditional Use Permit-Construction Yard". Discussion ensued.

After discussion, Alderman Jakobsson made a motion to send Ordinance No. 2017-08-038 to council with recommendation for approval. Alderman Ammons seconded. Motion carried by voice vote.

10. **Ordinance No. 2017-07-039:** An Ordinance Annexing Certain Territory to the City of Urbana (801 North Smith Road/David Borchers)

Planning Manager Lorrie Pearson and Planner I Christopher Marx presented Ordinance No. 2017-08-039 with recommendation for approval. There being no question or discussion, Alderman Jakobsson made a motion to send Ordinance No. 2017-08-039 to council with recommendation for approval. Alderman Ammons seconded. Motion carried by voice vote.

11. **Ordinance No. 2017-08-045:** An Ordinance Approving an Amendment to an Annexation Agreement (2707 East Airport Road / Terrance A. Bialeschki)

Planner II Kevin Garcia presented Ordinance No. 2017-08-045 with a recommendation for approval. Mr. Garcia said that this ordinance is to amend an existing annexation agreement because Mr. Bialeschki did not foresee the need for a 1,080 square foot garage at the time he built his house in 2009.

After presentation and clarification of lot size, Alderwoman Wu made a motion to send Ordinance No. 2017-08-045 to council with recommendation for approval. Alderman Jakobsson seconded. Motion carried by voice vote.

12. **Ordinance No. 2017-08-046:** An Ordinance Approving an Amendment to Redevelopment Agreement by and Between the City of Urbana, Champaign County, Illinois and 129 North Race LLC (129 North Race Street)

Economic Development Manager Brandon Boys presented Ordinance No. 2017-08-046 with recommendation for approval. This amendment is necessary to extend the completion date of projects from the original completion date of June 30, 2017. This amendment will also allow the mayor the authority to execute an extension of the existing redevelopment

agreement. This will be applied to 129 North Race Street and 401 North Broadway Avenue. Update information was provided about some changes to both projects.

Alderman Ammons expressed concerns about minority participation in this type of redevelopment agreements. Discussion ensued.

After Mr. Boys addressed committee questions and concerns, Alderman Ammons made a motion to send Ordinance No. 2017-08-046 to council with recommendation for approval. Alderman Jakobsson seconded. Motion carried by voice vote.

13. **Ordinance No. 2017-08-047:** An Ordinance Approving an Amendment to Redevelopment Agreement by and Between the City of Urbana, Champaign County, Illinois, and Broadway Market LLC (401 North Broadway Avenue)

Economic Development Manager Brandon Boys presented Ordinance No. 2017-08-046 with a recommendation for approval. There being no questions or concerns, Alderman Ammons made a motion to send Ordinance No. 2017-08-047 to council with recommendation for approval. Alderwoman Wu seconded. Motion carried by voice vote.

14. **Resolution No. 2017-08-051R:** A Resolution Approving and Authorizing the Execution of an Urbana Home Consortium Subrecipient Agreement (Courage Connection TBRA FY 2017-2018)

Community Development Specialist Mat Rejc presented Resolution No. 2017-08-051R with recommendation for approval. This resolution will allocate \$ 150,000 from the City of Urbana and City of Champaign HOME funds to assist Courage Connection with their tenant-based rental assistance (TBRA) program for qualified low-income renters.

After presentation, Alderman Hazen made a motion to send Resolution No. 2017-08-051R to council with recommendation for approval. Alderwoman Wu seconded. Motion carried by voice vote.

15. **Resolution No. 2017-08-052R:** A Resolution Approving and Authorizing the Execution of an Urbana Home Consortium Subrecipient Agreement (Habitat FY 2017-2018)

Community Development Specialist Mat Rejc presented Resolution No. 2017-08-052R with recommendation for approval. The proposal will allocate \$ 150,000 from Champaign's allocation of HOME funds to assist Habit for Humanity of Champaign County in constructing two new single-family units and rehabilitating one single-family unit for resale to a low-income buyer.

Sheila Dodd from Habitat for Humanity addressed questions and concerns from committee members.

There being to further discussion, Alderman Ammons made a motion to send Resolution No. 2017-08-052R to council with recommendation for approval. Alderman Jakobsson seconded. Motion carried by voice vote.

16. **Resolution No. 2017-08-053R:** A Resolution Approving and Authorizing the Execution of an Urbana Home Consortium Subrecipient Agreement (Down Payment Assistance FY 2017-2018)

Community Development Specialist Mat Rejc presented Resolution No. 2017-08-053R with recommendation for approval. This will assist Navicore Solutions with funding for down payment assistance program for qualified low-income homebuyers.

Alderman Ammons addressed concerns about the convenience of counseling locations for first time homebuyers. Ms. Mierkowski and Mrs. Rejc addressed questions from committee.

There being to further discussion, Alderman Ammons made a motion to send Resolution No. 2017-08-053R to council with recommendation for approval. Alderwoman Wu seconded. Motion carried by voice vote.

17. **Resolution No. 2017-08-054R:** A Resolution Approving a City of Urbana Community Development Block Grant Program Agreement (Courage Connection – Domestic Violence Services Program, Project No. 1718-CSSP-01)

Grants Management Division Manager Kelly Mierkowski presented Resolution No. 2017-08-054R with recommendation for approval. This agreement will allocate funds to support their homeless needs efforts.

There being no discussion, Alderman Ammons made a motion to send Resolution No. 2017-08-054R to council with recommendation for approval. Alderman Jakobsson seconded. Motion carried by voice vote.

18. **Resolution No. 2017-08-055R:** A Resolution Approving a City of Urbana Community Development Block Grant Program Agreement (Urbana Neighborhood Connections Center Urbana Youth Development and Employment Program, Project No. 1718-CSSP-02)

Grants Management Division Manager Kelly Mierkowski presented Resolution No. 2017-08-055R with recommendation for approval. This agreement will allocate funds to support their services and training for low-income individuals.

Alderman Ammons asked if there have been any efforts or collaboration toward summer youth employment with Urbana Neighborhood Connection Center. Ms. Mierkowski addressed all questions and concerns.

There being no further discussion, Alderman Ammons made a motion to send Resolution No. 2017-08-055R to council with recommendation for approval. Alderman Brown seconded. Motion carried by voice vote.

19. **Closed Session to Discuss Minutes of Closed Sessions:** Review of closed session minutes pursuant to 5 ILCS 120/2(c)(21).

A motion to go into closed session to consider property acquisition issues, pursuant 5 ILCS 120/2(c)(5) was made by Alderman Jakobsson and seconded by Alderman Hazen. Motion carried by roll call vote. Votes were as follows:

Aaron Ammons – Aye
Bill Brown – Aye
Dean Hazen - Aye

Eric Jakobsson - Aye
Jared Miller – Aye
Maryalice Wu - Aye

Council moved into Closed Session at 8:57 p.m.

The body went back into open session at 9:53 via motion by Brown, seconded by Ammons and carried by unanimous voice vote.

20. **ADJOURNMENT**

There being no further business before the committee, Chair Miller declared the meeting adjourned at 9:54pm.

Wendy M. Hundley

Recording Secretary

This meeting was taped.

This meeting was broadcast on cable television.

*** Website link for this meeting: <http://www.urbanaininois.us/node/6620>

Minutes Approved: August 28, 2017