
DATE: Tuesday, January 22, 2019
TIME: 7:00 P.M.
PLACE: Urbana City Council Chambers, 400 S. Vine St, Urbana, IL 61801

The City Council of the City of Urbana, Illinois, met in regular session on January 22, 2019 at 7:00 p.m. in the Council Chambers at the Urbana City Building.

ELECTED OFFICIALS PHYSICALLY PRESENT: Maryalice Wu, Ward 1; Eric Jakobsson, Ward 2; Shirese Hursey, Ward 3; Bill Brown, Ward 4; Dean Hazen, Ward 6; Jared Miller, Ward 7; Diane Wolfe Marlin, Mayor; Charles A. Smyth, City Clerk

ELECTED OFFICIALS PRESENT VIA TELECONFERENCE: None

ELECTED OFFICIALS ABSENT: Dennis Roberts, Ward 5

STAFF PRESENT: Brandon Boys; Elizabeth Hannan; Kay Meharry; Carol Mitten; Lorrie Pearson; John Schneider; Bryant Seraphin; James Simon; Scott Tess

OTHERS PRESENT: Steve Beckett; Rick Byers; Scott Dossett; Ilona Matkovszki; Gina Pagliuso; members of the media

A. CALL TO ORDER AND ROLL CALL

There being a quorum present, Mayor Marlin called the meeting of the Urbana City Council to order at 7:03 p.m. following a special City Council meeting and a Public Hearing.

B. APPROVAL OF MINUTES OF PREVIOUS MEETING

City Council Member (CM) Jared Miller made a motion to approve minutes from the January 7, 2019 regular City Council meeting, January 7 public hearing, January 7 joint meeting with Township and January 14 special City Council meeting. Motion was seconded by CM Hazen, and carried by voice vote.

C. ADDITIONS TO THE AGENDA

There were none.

D. PUBLIC INPUT

1. [Financial Forecast Presentation](#)

Mayor Marlin, Finance Director Elizabeth Hannan and City Administrator Carol Mitten presented the Financial forecast for fiscal years 2020 through 2024.

Mayor Marlin began the presentation by stating that the financial plan for the city includes a \$2 million correction in the budget over three years and continuing with the council policy of keeping recurring spending at 98.5% of recurring revenue. There is a \$500,000 net reduction planned for the current fiscal year, with about the same for the upcoming fiscal year. She said the future foundation will be built by reduction in spending, increasing revenue and investing in people. She spoke about projects and developments that will be taking place that would help increase revenue.

Finance Director Elizabeth Hannan went over the financial aspect of the forecast. She said the focus is exclusively on the General Operating Fund. There are factors that affect the fiscal health of the City, including declining sales tax revenues and the state fiscal crisis. She said the phased approach over a period of several years would allow time to consider what changes to make and to also consider things that might affect the forecast.

City Administrator Carol Mitten said that ultimately there will be limited increases in programs and services and the city will be doing less with less. She reiterated that reducing expense, increasing revenue and investing in our people are key strategies in improving city finances. Input from staff as to what might be done to help reduce expense will be considered, as well as ideas to help increase revenue and alternative methods of service delivery. Ms. Mitten said that economic development will drive long term revenue.

Mayor Marlin, Ms. Hannan and Ms. Mitten responded to questions and concerns from committee members.

2. [Public Input - Cards Submitted](#)

Gina Pagliuso voiced her concerns about the development at 200 block of Vine Street and 300 block of East Green Street. Her concerns included proximity of the structure to the street, the sounds of emergency vehicles coming from the city building and lack of green space.

Scott Dossett welcomed Shirese Hursey to council. He congratulated the City on the Dr. Martin Luther King Jr. celebration that started Friday and carried through the weekend. He also spoke about a webinar that showed a program in Denver, Colorado that educates youth on their rights and responsibilities when they come in contact with police. It also educates police officers on aspects of adolescent development and de-escalation techniques when in contact with youth.

Mr. Dossett expressed his appreciation to Green Street Realty for listening to public input on the design of the development. Some of his concerns for the project are some parts of the design, the loss of some of the property tax over five years, integration into the neighborhood, and safety concerns for pedestrians crossing Vine Street.

Steve Beckett said he and his wife own the property at 508 South Broadway and spoke in favor of Ordinance No. 2019-01-009, which is a rezoning of 502 and 504 South Broadway Avenue to B-4.

Ilona Matkovszki spoke in opposition to the development at the 200 block of Vine Street. She said she appreciated the fact that Green Street Realty changed the design for the project after public input, but considered the new design to be no better than the first design. She asked that council consider further changes to the design before approving it.

E. UNFINISHED BUSINESS

1. Committee of the Whole – *(Council Member Bill Brown)*

There were some minor changes made by the legal department to several ordinances and a resolution to be voted on at this meeting. CM Brown made a motion to approve the minor corrections to the ordinances and resolution identified in the list the City Clerk distributed to the council members. Motion seconded by CM Jakobsson and carried by voice vote.

- a. [Ordinance No. 2019-01-002](#): An Ordinance Vacating an Alley (Church Alley south of Elm Street between Cedar and Race Streets)

CM Brown made a motion to approve Ordinance No. 2019-01-002. Motion seconded by CM Hazen and carried by roll call vote as follows:

Brown, aye; Hazen, aye; Hursey, aye; Jakobsson, aye; Miller, aye; Wu, aye (6-aye; 0-nay)

- b. [Ordinance No. 2019-01-003](#): An Ordinance Approving a Bus Shelter Master License Agreement with the Champaign-Urbana Mass Transit District

CM Brown made a motion to approve Ordinance No. 2019-01-003. Motion seconded by CM Wu and carried by roll call vote as follows:

Brown, aye; Hazen, aye; Hursey, aye; Jakobsson, aye; Miller, aye; Wu, aye (6-aye; 0-nay)

- c. [Ordinance No. 2019-01-004](#): An Ordinance Revising the Annual Budget Ordinance (Budget Amendment #8)

CM Brown made a motion to approve Ordinance No. 2019-01-004. Motion seconded by CM Jakobsson and carried by roll call vote as follows:

Brown, aye; Hazen, aye; Hursey, aye; Jakobsson, aye; Miller, aye; Wu, aye; Marlin, aye (7-aye; 0-nay)

- d. [Ordinance No. 2019-01-005](#): An Ordinance Approving a Redevelopment agreement with Green Street Realty Co., of Ill. and Authorizing the Sale of Certain Real Estate (200 Block of South Vine Street / 300 Block of East Green Street)

CM Brown made a motion to approve Ordinance No. 2019-01-005. Motion seconded by CM Miller.

Council members expressed their appreciation to Green Street Realty and their willingness to modify the design after listening to public opinion. They also commended staff for the RFP that helped bring about this development and for all of the work they have put into this.

After discussion, the motion to approve Ordinance No. 2019-01-005 was carried by roll call vote as follows:

Brown, aye; Hazen, aye; Hursey, aye; Jakobsson-aye; Miller, aye; Wu, aye; Marlin, aye (7-aye; 0-nay)

- e. [Ordinance No. 2019-01-006](#): An Ordinance Approving and Authorizing a Second Amendment to the New Lincoln Square Parking Agreement

CM Brown made a motion to approve Ordinance No. 2019-01-006. Motion was seconded by CM Wu and carried by roll call vote as follows:

Brown, aye; Hazen, aye; Hursey, aye; Jakobsson, aye; Miller, aye; Wu, aye (6-aye; 0-nay)

- f. [Resolution No. 2019-01-001R](#): Resolution Approving an Intergovernmental Agreement (National Integrated Ballistic Information Network Equipment)

CM Brown made a motion to approve Resolution No. 2019-01-001R. Motion seconded by CM Jakobsson and carried by roll call vote as follows:

Brown, aye; Hazen, aye; Hursey, aye; Jakobsson, aye; Miller, aye; Wu, aye (6-aye; 0-nay)

- g. [Ordinance No. 2019-01-007](#): An Ordinance Amending Urbana City Code Chapter Three, Section 3-43 (Increasing number of Class BB liquor license for Analog Urbana, LLC dba Analog Urbana, 129 N Race St., Urbana, IL)

CM Brown made a motion to approve Ordinance No. 2019-01-007. Motion seconded by CM Hazen and carried by roll call vote as follows:

Brown, aye; Hazen, aye; Hursey, aye; Jakobsson, aye; Miller, aye; Wu, aye (6-aye; 0-nay)

F. REPORTS OF STANDING COMMITTEES

There were none.

G. REPORTS OF SPECIAL COMMITTEES

There were none.

H. REPORTS OF OFFICERS

There were none.

I. NEW BUSINESS

1. [Ordinance No. 2019-01-008](#): An Ordinance Approving a Special Use Permit (901 North Smith Road / City of Urbana – Plan Case 2365-SU-18)

Planning Manager Lorrie Pearson presented this ordinance. She said this is for the solar energy system for the landfill that council approved the lease for in December 2018. This is for the use of the landfill for that system. She said it went to the Plan Commission meeting in January and had unanimous recommendation for approval at that meeting. Two conditions were set for the use, and those were to be consistent with the plan, and to set the maximum height at 15 feet.

CM Wu made a motion to approve Ordinance No. 2019-01-008. Motion seconded by CM

Brown.

There were questions about soil stabilization, which were addressed by Environmental Sustainability Manager Scott Tess. He said the developer will be responsible for maintaining vegetation and ground cover. Public Works inspects the landfill to maintain ground cover and will continue to do so.

After discussion, the motion to approve Ordinance No. 2019-01-008 was carried by roll call vote as follows:

Brown, aye; Hazen, aye; Hursey, aye; Jakobsson, aye; Miller, aye; Wu, aye (6-aye; 0-nay)

2. **Ordinance No. 2019-01-009**: An Ordinance Amending the Urbana Zoning Map (Rezoning 502 and 504 S. Broadway Avenue to B-4, Central Business District – Plan Case 2354-M-18)

CM Miller made a motion to approve Ordinance No. 2019-01-009. Motion seconded by CM Hursey.

Planning Manager Lorrie Pearson presented this ordinance. She said the parcels are currently zoned R-6 and the request is to rezone it to B-4, which would be consistent with the properties to the east, west and north. The rezoning would help enable the redevelopment for the affordable housing and arts center.

After discussion, the motion to approve Ordinance No. 2019-01-009 was carried by roll call vote as follows:

Brown, aye; Hazen, aye; Hursey, aye; Jakobsson, aye; Miller, aye; Wu, aye (6-aye; 0-nay)

3. **Ordinance No. 2019-01-010**: An Ordinance Approving a Special Use Permit (1001 Saline Court / Emulsicoat – Plan Case 2363-SU-18)

Planning Manager Lorrie Pearson presented this ordinance. This special use permit is request by Emulsicoat, which is located at 1001 Saline Court. They currently have a special use permit, but another special use permit is required for them to expand. They will be moving some of their operations from their University Avenue facility to the one on Saline Court.

Rick Byers, Vice President of Emulsicoat, responded to questions and concerns from council members.

After discussion, CM Miller made a motion to approve Ordinance No. 2019-01-010. Motion seconded by CM Hursey and carried by roll call vote as follows:

Brown, aye; Hazen, aye; Hursey, aye; Jakobsson, aye; Miller, aye; Wu, aye (6-aye; 0-nay)

4. **Ordinance No. 2019-01-011**: An Ordinance Authorizing the Purchase of Certain Real Estate (704 N. Broadway Avenue)

CM Hursey made a motion to approve Ordinance No. 2019-01-011. CM Jakobsson seconded the motion, which carried by roll call vote as follows:

Brown, aye; Hazen, aye; Hursey, aye; Jakobsson, aye; Miller, aye; Wu, aye (6-aye; 0-nay)

J. ADJOURNMENT

With no further business to come before the council, Mayor Marlin adjourned the meeting at 8:56pm.

Kay Meharry
Assistant City Clerk

Video and materials for this meeting can be found at: <https://www.urbanaininois.us/node/7546>

Minutes Approved: February 4, 2019