



URBANA CITY COUNCIL MEETING
400 S. Vine St., Urbana, IL 61801
Tuesday January 16, 2018

The City Council of the City of Urbana, Illinois, met in regular session Tuesday, January 16, 2018 at 7 p.m. in the Council Chambers at the Urbana City Building.

ELECTED OFFICIALS PHYSICALLY PRESENT: Maryalice Wu, Alderwoman Ward 1; Eric Jakobsson, Alderman Ward 2; Aaron Ammons, Alderman Ward 3; Bill Brown, Alderman Ward 4; Dennis Roberts, Alderman Ward 5; Jared Miller, Alderman Ward 7; Diane Wolfe Marlin, Mayor; Charles A. Smyth, City Clerk

ELECTED OFFICIALS PRESENT VIA TELECONFERENCE: None

ELECTED OFFICIALS ABSENT: Dean Hazen, Ward 6

STAFF PRESENT: Jason Norton; Brandon Boys; William Gray; Elizabeth Hannan; Brian Nightlinger; John Schneider; Justin Swinford

Media: Natalie Wickman, News-Gazette; Jim Meadows, WILL; Channel 3

OTHERS PRESENT: Joe Lightcap, Michael Hosier, Bishop King James Underwood, Rev. Dr. Evelyn Underwood, Elderess Melinda Carr

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 7:00pm.

B. APPROVAL OF MINUTES OF PREVIOUS MEETING

City Council Member Brown moved to approve the minutes from the January 8, 2018 rescheduled City Council meeting with no corrections. The motion was seconded by City Council Member Miller and approved by unanimous voice vote.

C. ADDITIONS TO THE AGENDA

There were no additions to the agenda.

D. PUBLIC INPUT

Mr. Joe Lightcap of Baker Tilley Virchow Krause, and Elizabeth Hannan presented the Comprehensive Annual Financial Report.

Ms. Hannan introduced Mr. Lightcap. Mr. Lightcap focused on the COMPREHENSIVE ANNUAL FINANCIAL REPORT and the COMMUNICATION TO THOSE CHARGED WITH GOVERNANCE AND MANAGEMENT LETTER. He noted from page 1 that the independent auditors report indicated a clean or unmodified opinion on the city's financial statements, the highest level of assurance they can provide, and that all financial statements are reasonable in all material respects and can be reasonably relied upon by an outside user. He then moved to page 4, the Management's Discussion and Analysis, a synopsis for what happened during the year compared to the prior year. There are different financial reports that follow including a statement of net position, which is the only place where all funds, assets, and liabilities can be seen in one place, including the library, at the end of the fiscal year.

He discussed the Income statements (pp 17-18) noting changes from the previous year including changes in pension liabilities. Page 26 is the start of a reconciliation report listing changes of different funds including pensions, expenses, debt and receivables. He moved on to pages 19-20, which list, on a modified accrual basis, short term receivables and payables due at the end of the year. Pages 24-25, fund balance at the end of the fiscal year, is the income statement at the fund level, noting the large transfer to the special reserve fund and the Capital Improvement Fund. Ms. Hannan noted that the General Fund referred to in this report is different from the general fund discussed in the CAFR as it includes additional funds. The Reserve Fund now contains potential Carle tax refunds. The fund balance reflects about a four month operating reserve.

The Motor Vehicle Parking fund (page 29) includes depreciation expenses. CM Brown asked how the Landscape Recycling Center is listed to which Ms. Hannan replied that she would look into where it is located but though it part of another fund. The notes to the financial statements list the pension investments, long-term liabilities, and so on. In the required supplementary information is the budget from the past year and the actual expenditures for each line item.

A new, required section beginning on page 91 is net pension liabilities showing IMRF and market fluctuations. There is a decrease in the Police Pension (based on June 30, 2017) from 68 to 65% funded while the Fire Pension is higher. Discussion followed concerning funding levels, 100% funding, and total pension liabilities. IMRF rate changes are annual and adjustments are smoothed out over 5 years. There is a planned ramp up to state mandated levels and Ms. Hannan indicated the city is planning its budgeting towards meeting 100% levels though even this will fluctuate based on markets, actuarial tables, and so on. Investments by the pension funds are in the notes. The investments of Pension and Fire funds are summarized on page 53 and are part of city investments. Mr. Lightcap noted that the 65% level for police pension funding is about average for the State and that Fire at 83.5% is above average. The city is obligated to pay into IMRF which is state managed while Police and Fire Pension Boards are local boards appointed by the mayor and the members. Next year, there will be an additional liability listed for retiree health care. Retirees, even though paying their own health care premium, do add to the group cost for health insurance so this will be noted. There is a ten year history of the financial position of the city at the end of the report.

Mr. Lightcap moved on to the communications letter noting that reported here are items satisfying audit standards. These include internal control deficiencies, material weaknesses, and significant deficiencies. The comments in the audit report are going down over time as

staff, within limitations, have been responding with compensating controls as they can. Discussion of the new financial management system followed indicating that there will be additional segregation of duties that will address many of the comments in the report. There will also be a complete audit trail and log of changes with every user having a unique logon to the system.

CM Brown noted that the report was in a very readable format. He also requested that a footnote be added to page 143 in the future noting that the employment statistics were at the county level and not necessarily reflective of the city. It was also noted that the number of city employees at 271.9 has gone down from 276 over the past 10 years.

Bishop King James Underwood did not wish to speak but wanted his position recorded as continually concerned about the Dr. Ellis sewer problem.

E. UNFINISHED BUSINESS

There was none.

F. REPORTS OF STANDING COMMITTEES

1. Committee Of The Whole – (Council Member Eric Jakobsson)

- a. **Ordinance No. 2018-01-001:** An Ordinance Amending Urbana City Code Chapter Twenty-Four, Section 24-49 (Reimbursement for Sanitary Sewer Repairs/ 2018)

A motion to approve Ordinance No. 2018-01-001 was made on behalf of the committee by CM Jakobsson and seconded by CM Ammons. Public Input was provided by Rev. Dr. Underwood followed by Elderess Melinda Carr. Mr. Justin Swinford, engineering, provided staff input.

Dr. Underwood asked for clarification of the ordinance and then stated that it doesn't meet the request of the Dr. Ellis petition and so she is in opposition to the ordinance. Elderess Carr reiterated the position of the petition requesting that the city take full responsibility for sewer laterals in the right of way and that sewer benefit funds should be used. She indicated the the upfront costs by residents are of concern and asked what the one time provision in the ordinance means.

CM Jakobsson stated that the new unit price structure will cover the inequities of sewer location but doesn't rectify the issue of upfront costs. He asked about home equity loans for upfront costs. CM Ammons indicated his appreciativeness to the Dr. Ellis neighborhood for bringing this issue to council over a long period of time. He stated that he would respect the wishes of his constituents in voting against the motion, the issue of coming up with a loan to cover upfront costs being of major concern. He also asked about Mr. Lewis's issue that had been raised earlier to which Mr. Swinford noted that the process used was pipe bursting and didn't affect pavement infrastructure.

CM Wu asked if the city had any specific requirements about disclosure of issues when a homeowner is selling to which staff replied no, only state law applies. She asked for clarification of the onetime provision to which Mr. Swinford indicated that it is for that instance of repair and that multiple repairs over time were possible. She noted that this is a huge step forward though not perfect and will support the ordinance.

CM Jakobsson asked if city staff will look at the sewer system of a property identifying any problematic trees on request to which Mr. Swinford responded affirmatively and noted that the City Arborist will be quick to tell you that the tree isn't the problem but that roots will look for cracks in the sewers. Income grant guidelines and the feasibility of 100% subsidy were discussed noting that this would require a \$6/month increase in the sanitary sewer benefit tax. The mayor noted how few instances of payouts have occurred over the last 10 year period and that it is important consider the public cost versus public benefit. She noted that our program is very generous compared to most other communities. CM Miller stated his support for the ordinance and would not be comfortable raising the tax without public input.

CM Ammons and Mr. Swinford discussed the costs of the city paying prevailing wage for repairs versus allowing private contractors to work with homeowners. CM Wu reviewed the median income levels for qualification under the CD grant program with John Schneider, CD manager. Mayor Marlin noted that the reimbursements made are in west or east Urbana, the locations of the oldest pipes. In Dr. Ellis subdivision there have been two repairs across city pavement and that this program doesn't address sewer lateral blockages, only city infrastructure repairs.

With no further discussion, the motion was approved 5-1 following a roll call vote. Voting Aye: Brown, Jakobsson, Miller, Roberts, Wu; Voting No: Ammons.

G. REPORTS OF SPECIAL COMMITTEES

Clerk Smyth reported that the UC2B Community Benefit Fund had awarded its first round of grants totaling almost \$115,000.

H. REPORTS OF OFFICERS

1. Mayor's Institute on City Design Lincoln Square Vision – Mayor Marlin

Mayor Marlin recently attended an invited two day workshop, the Mayors Institute on City Design, sponsored by the US Conference of Mayors and the National Endowment for the Arts at no public expense in Indianapolis. She presented Lincoln Square as a nine square block, 16 acre site in the heart of the city as a Design Challenge. She described the meetings as opportunities to not only meet with other mayors but to meet a team of planners, architects, transportation planners, and landscape architects to brainstorm ways of envisioning the site. There is no current plan; this is the beginning of the process. She presented a shortened version of her presentation and reaction from various team members.

Mayor Marlin noted that the Landmark Hotel is for sale, Carle is moving out of Lincoln Square, and that the MCORE project will rebuild Green Street to Lincoln Square. She has been in a number of conversations with residents about what to do including increasing housing, more activity, and life. She noted the city is embarking on its own facilities assessment and that other government agencies may be looking for space.

The area in question has three owners: Landmark Hotel; Jim Webster, the Mall; and the City, most parking lots. Mr. Webster is supporting city efforts. Viewing from above it becomes clear that this is a central location near numerous facilities. The front of the hotel was originally at Broadway and Green until the Mall was built. The mall was a vibrant retail center but like many malls around the country is reinventing itself with 100,000 of commercial space soon to be vacated by Carle. She noted that because of the intersection of major streets Green and Broadway, people walk or walk or ride bikes through the mall.

Parking is leased to Lincoln Square and on Saturdays is home to the Urbana Market on the Square. She noted nearby city owned properties as well. Even with three owners, the site needs to be looked at as a whole. The question is where to start.

Mayor Marlin described the education she received from the experts attending the workshop. As a result of brainstorming, ideas include a focus on improving connectivity of major routes including Green, Broadway, and University; looking at transit between downtowns and campus, and hospital campuses. Liberating the hotel from the mall was a frequent theme along with improving transit through the mall. There are many examples around the country of malls being repurposed. Types of mall tenants were suggested. Some surface parking needs to be replaced with housing and mixed use development. Civic green space could be developed. Different experts provided sketches of possibilities. Main takeaways include working with the community to develop a vision, explore connectivity within the site and between important nodes in the community, and making it a place where people want to be.

Lorrie Pearson, Planning Manager, presented the beginnings of plans for next steps. She described a short but intense public engagement process that will begin this spring. This will involve many platforms and audiences. The mayor described some methods of public input concluding that we want to make the mall a place that will serve the community for the next 50 years. Questions and discussion followed covering thoughts on liberation of the hotel, funding, the downtown to campus corridor, and what can be located in the mall.

I. NEW BUSINESS

1. **Resolution No. 2018-01-001R:** A Resolution of Protest against a Proposed Text Amendment to the Champaign County Zoning Map (A request by the Champaign County Zoning Administrator to amend Sections 7.1.1 and 7.1.2 of the Champaign County Zoning Ordinance regarding “Home Occupation” / CCZBA-873-AT-17)

Planning Manager Lorrie Pearson corrected the title of the resolution and presented the staff memo describing this change as very similar to the Urbana Home Occupation levels and that this type of business requires a special use process much like Urbana’s. A motion to defeat this resolution and not protesting this change was made by CM Jakobsson and seconded by CM Wu. It was noted that the motion is opposite the wording of the resolution. With no further discussion the motion was approved by roll call vote (6-0): Voting Aye: Ammons, Brown, Jakobsson, Miller, Roberts, Wu; Voting No: none.

2. Mayoral Appointments to Boards and Commissions

- a. Tree Commission – term to expire June 30, 2020

1. Marshall Bellville

Mayor Marlin spoke to her nomination of Mr. Bellville as a longtime resident and a retired arborist from the University of Illinois. A motion to approve the appointment was made by CM Roberts and seconded by CM Brown. With no discussion, the appointment was approved by unanimous voice vote.

2. Approval of Annual Meeting Schedule

City Clerk Smyth provided a list of Council and Committee of the Whole meetings for 2018. Following discussion of options, it was moved by CM Miller to approve the

schedule with two changes: rescheduling the July 2 meeting to July 9, and cancelling the December 24 COW meeting. The motion was seconded by CM Roberts and passed by unanimous voice vote.

4. Closed Session Regarding Property Acquisition Issues, Pursuant to 5 ILCS 120/2(c)(5)

A motion was made to go into closed session regarding property acquisition pursuant to 5 ILCS 120/2(c)(5) by CM Miller and seconded by CM Roberts. The motion passed by roll call, Voting Aye: Ammons, Brown, Jakobsson, Miller, Roberts, Wu, Marlin; Opposed: none.

The City Council, mayor, and selected staff moved to the 2nd floor executive conference room at 9:13. The City Council returned to council chambers at 9:23 and noted that they need to make a different motion to go into closed session. A corrected motion to go into closed session to regarding the sale of city property pursuant to 5 ILCS 120/2(c)(6) was made by City Council Member Miller and seconded by CM Brown. The motion passed by roll call: Voting Aye: Ammons, Brown, Hazen, Jakobsson, Miller, Roberts, Wu, Marlin; Voting no: none.

The City Council, mayor, and selected staff returned to the 2nd floor executive conference room.

The City Council and Mayor returned to council chambers at 10:06. Council returned to open session following a motion to do so by CM Ammons, seconded by CM Miller and passed by unanimous voice vote.

CM Ammons reminded everyone that there will be a city sponsored community discussion on Traffic Stops preceded by a buffet dinner (5:30pm) at the Civic Center January 23, 2018 from 6 to 8 p.m.

J. ADJOURNMENT

With no further business, Mayor Marlin adjourned the meeting at 10:08 p.m.

Charles A. Smyth
City Clerk

*This meeting was taped.

**This meeting was broadcast on cable television.

*** Website link for this meeting:

<https://www.city.urbana.il.us/Scripts/CouncilVideo/Video.asp?v=/ Video/City Council/2018/20180116>

Minutes Approved: February 4, 2018