
DATE: Monday, September 21, 2026
TIME: 7:00 p.m.
PLACE: 400 S. Vine Street, Urbana, IL 61801

The City Council Committee of the Whole of the City of Urbana, Illinois, met in regular session Monday, September 21, 2026, at 7:00 p.m.

ELECTED OFFICIALS PHYSICALLY PRESENT: DeShawn Williams, Mayor; Darcy Sandefur, City Clerk; CM Christopher Evans*, CM Shirese Hursey, CM Verdell Jones III, CM Stephanie Cockrell, CM James Quisenberry

***CM PRESENT AFTER ROLL**

ELECTED OFFICIALS ABSENT: CM Maryalice Wu

STAFF PRESENT: Bourema Ouedraogo, Tarek Azim, Evan Alvarez, Michelle Brooks, Vince Gustafson, Don Ho, Thomas Webb, Darius White, Olivia Jovine, Matt Roeschley, Michael Cervantes, Steven Doggett, Jacob Luffman

OTHERS PRESENT: Jayne DeLuce, President & CEO of Experience Champaign-Urbana

Chair: *Verdell Jones III, Ward 4*

1. Call to Order and Roll Call

With a quorum present, Chair Jones called the meeting of the Urbana City Council to order at 7 p.m.

2. Approval of Minutes of Previous Meeting

a. 09-14-2026 City Council Minutes

Motion to approve by CM Quisenberry, seconded by CM Hursey.

Voice Vote:

AYE: Wu, Evans, Hursey, Jones, Quisenberry

NAY: None.

3. Additions to the Agenda

None.

4. Presentations and Public Input

a. Fire Department Promotion

Steven Doggett, Fire Chief introduced Jacob Luffman in recognition of his promotion to the position of Engineer and spoke on his career with the Urbana Fire Department that began back during his time in Urbana High School. Jacob Luffman was accompanied by his parents, Melissa and Chris Luffman; and was pinned by his brother, Luke Luffman after reciting the Oath of Office with Mayor Williams.

b. Public Input

Written Public Input regarding housing needs of Urbana tenants and recommendations for the Housing Needs Study was received from the following individual and read by CM Evans: Shea Belahi.

5. Staff Report

None.

6. New Business

- a. Resolution No. 2026-09-050R:** A Resolution Approving an Intergovernmental Agreement for Administration of a Basic Operations/Advanced Firefighter Academy Between the City of Urbana, the City of Champaign, and Cornbelt Fire Protection District – FD

Presented by Steven Doggett, Fire Chief. The Resolution approves an Intergovernmental Agreement (IGA) between the City of Urbana, the City of Champaign, and Cornbelt Fire Protection District for the administration of a joint Basic Operations/Advanced Firefighter Academy, formalizing the responsibilities of each agency and the reimbursement structure for personnel costs associated with Academy instruction. Steven Doggett stated the academy, beginning its pilot year in 2025, provides the foundational training necessary for Firefighters. Stated the pilot program was found to be successful and has developed to the point of requiring formalization through this IGA. Emphasized the Academy's importance for Urbana Firefighters as it provides opportunities for them to receive and instruct trainings.

Motion to approve to the consent agenda by CM Hursey, seconded by CM Evans.
Discussion followed.

Voice Vote:

AYE: Evans, Hursey, Jones, Cockrell, Quisenberry

NAY: None.

- b. Resolution No. 2026-09-051R:** A Resolution Amending Resolution No. 2023-02-013R A Resolution Adopting the City of Urbana American Rescue Plan Act (ARPA) Concept Plan Project List (#2) – Exec

Presented by Tarek Azim, Management Analyst. The Resolution reallocates \$45,000 in ARPA subrecipient grant funds from Urbana Neighborhood Connections Center (UNCC)'s UNCC Boost project to the Housing Authority of Champaign County (HACC)'s YouthBuild project. Tarek Azim stated around June, UNCC staff and City staff collaboratively determined UNCC would not be able to spend down their ARPA funds and the reallocation request presented was developed with input from City staff and City Council. Shared the recommendation to transfer the funds to HACC was based on the premise that both of the projects supported the same ARPA goal to improve accessibility to public recreational spaces and youth programs.

Motion to approve to the consent agenda by CM Hursey, seconded by CM Quisenberry.

Voice Vote:

AYE: Evans, Hursey, Jones, Cockrell, Quisenberry

NAY: None.

- c. **Resolution No. 2026-09-052R:** A Resolution Approving and Authorizing the Execution of an Economic Development Agreement (Champaign County Economic Development Corporation FY27) – CD

Presented by Olivia Jovine, Community Development Services Director. The Resolution approves an Economic Development Agreement with the Champaign County Economic Development Corporation (EDC) that includes a proposed contribution of \$33,644 for FY27 from the City of Urbana. Olivia Jovine provided background on the EDC and the work it does to benefit the economic development of Champaign County. Shared the EDC's successes on establishing site readiness within Urbana and the importance of site readiness in attracting businesses.

Stated the EDC recently collaborated with Urbana Champaign Sanitation District to draw \$3,821,558 of capital grant funding for wastewater infrastructure improvements at the 57 Apple Tree Drive location in Urbana to support development in Apollo Industrial Park and in the nearby northeast Champaign and northwest Urbana regions. Spoke on EDC's support for the Illinois Fermentation and Agriculture Biomanufacturing Tech Hub (iFAB) initiative and readying Champaign County to benefit from iFAB.

Noted EDC additionally operates the Illinois Small Business Development Center (SBDC) and the Illinois APEX Accelerator. Shared the EDC's annual AgTech week will be returning for its eighth year, in 2027, from March 8 to March 12 to showcase advancements in agriculture technology to participants from across the world. Questions followed.

Motion to approve to the consent agenda by CM Quisenberry, seconded by CM Hursey.

Voice Vote:

AYE: Evans, Hursey, Jones, Cockrell, Quisenberry

NAY: None.

- d. **Resolution No. 2026-09-053R:** A Resolution Approving and Authorizing the Execution of a Community Partnership Agreement (Experience CU, FY27) – CD

Presented by Olivia Jovine, Community Development Services Director and Jayne DeLuce, President & CEO of Experience Champaign-Urbana (ECU). The Resolution approves a Community Partnership Agreement with ECU that includes a proposed contribution of \$30,000 for FY27 from the City of Urbana. Olivia Jovine spoke on the history of ECU and their work in promoting the tourism attractions of Champaign County. Stated the scope of responsibilities for ECU have expanded with this year's agreement. Noted the funding is drawn from the City's Economic Development General Fund and the Central TIF Fund.

Jayne DeLuce spoke on the importance of ECU's partnership with Urbana as they collaboratively cultivate economic opportunities to strengthen the community while welcoming new visitors. Stated ECU contains the Experience Champaign-Urbana Foundation that works to advance its shared goals of economic growth for the community. Shared ECU is currently prioritizing developing local sports tourism; highlighting local culture and history through the African American Heritage Trail; and strengthening local attractions for visitors and residents.

Motion to approve to the consent agenda by CM Quisenberry, seconded by CM Hursey.

Voice Vote:

AYE: Evans, Hursey, Jones, Cockrell, Quisenberry

NAY: None.

- e. **Ordinance No. 2026-09-023:** An Ordinance Approving a Special Use Permit (Renovation of Multiple-Family Apartment Building in the Southeast Urbana Overlay District at 1302 and 1304 Silver Street / Plan Case No. 2530-SU-26) – CD

Presented simultaneously with Ordinance 2026-09-024 by Evan Alvarez, Principal Planner. The Ordinance approves a Special Use Permit for the renovation of multi-family apartment buildings located at 1302 and 1304 Silver Street, within the Southeast Urbana Overlay District. Evan Alvarez explained that the Special Use Permits, requested by Silver Street Capital LLC, are required by the Southeast Urbana Overlay District to ensure the renovations and design meet the criteria for Crime Prevention Through Environmental Design (CEPTED) and additional construction guidelines.

Spoke on the background of the requirement, established in 2017, and the instances in which it applies. Noted these requirements were recognized after renovations had already begun and are set to continue under the condition of the developers collaborating with the Building Safety Department and City Planners in good faith to meet the standards and conduct inspections. Displayed maps and images indicating where the properties are in the Southeast Urbana Overlay District, their respective zoning classifications, and their current conditions. Shared the renovation projects conform to zoning regulations, are consistent with the Imagine Urbana Comprehensive Plan, and the Plan Commission unanimously recommended approval of the permits. Questions and discussion followed.

Motion to approve to the regular agenda by CM Hursey, seconded by CM Quisenberry.

Voice Vote:

AYE: Evans, Hursey, Jones, Cockrell, Quisenberry

NAY: None.

- f. **Ordinance No. 2026-09-024:** An Ordinance Approving a Special Use Permit (Renovation of Multiple-Family Apartment Building in the Southeast Urbana Overlay District at 1401 Silver Street / Plan Case No. 2531-SU-26) – CD

Presented simultaneously with Ordinance 2026-09-023 by Evan Alvarez, Principal Planner. The Ordinance approves a Special Use Permit for the renovation of the multi-family apartment building located at 1401 Silver Street, within the Southeast Urbana Overlay District.

Motion to approve to the regular agenda by CM Quisenberry, seconded by CM Hursey.

Voice Vote:

AYE: Evans, Hursey, Jones, Cockrell, Quisenberry

NAY: None.

- g. **Ordinance No. 2026-09-025:** An Ordinance Revising the Annual Budget Ordinance (Budget Amendment #1 – Omnibus) – Fin

Presented by Don Ho, Senior Finance Analyst/Budget Coordinator. The Ordinance amends the FY27 Annual Budget to fund an emergency road salt purchase, fund an upgrade to the Council Chambers audio system, fund a traffic signal cabinet repair, and adopt various administrative reallocations. Don Ho provided background information on the process of budget amendments, why they are usually presented in an omnibus format, and the need for “rebudgets” to roll over funding for purchases or projects into the current or next fiscal year.

g. Ordinance No. 2026-09-025: An Ordinance Revising the Annual Budget Ordinance (Budget Amendment #1 – Omnibus) – Fin **(Continued)**

Stated the non-routine items included in the omnibus are: an emergency road salt purchase using \$77,250 sourced from the General Fund; an upgrade to the Council Chamber audio system using \$20,000 from the Public, Educational, and Governmental (PEG) Fund; and a traffic signal control cabinet repair using \$10,000 from the Retained Risk Fund to cover the remaining amount due after an initial insurance reimbursement of \$32,401 for damages withstood in a July traffic accident. Noted that any additional reimbursed funds from the traffic accident will be deposited into the Retained Risk Fund. Stated the remaining items rebudget funds from FY26, account for additional funding received for capital projects, and reallocate budgets to their correct department or fund.

Stated the ending balance for the General Fund is estimated to be \$18,335,092 (satisfying the 25% reserve requirement policy) leaving an estimated \$204,706 available to be allocated. Noted the figures are calculated using preliminary budget numbers that could change after the annual audit and FY26 budget close-out. Questions ensued.

Motion to approve to the regular agenda by CM Hursey, seconded by CM Quisenberry.

Voice Vote:

AYE: Evans, Hursey, Jones, Cockrell, Quisenberry, Williams

NAY: None.

h. Ordinance No. 2026-09-026: An Ordinance Amending Urbana City Code Article III – Officers, Chapter 2 – Administration, Section 42 – Appointment – HR

Presented by Michelle Brooks, Labor & Employee Relations Manager / Attorney with Darius White, City Administrator available for questions. The Ordinance revises Section 2-42 of the City Code to reflect the current list of the City's appointed officers and adds language to provide flexibility for changes in titles, job descriptions, and the creation or elimination of positions that would be appropriately classified as an appointed position. Michelle Brooks stated the Ordinance intends to update language in the City Code regarding appointed positions. Stated the amendment adds the Assistant City Administrator and Chief Human Resources Officer to the list of appointed positions and adds language to provide guidance when considering if a position should be classified as appointed. Questions and discussion followed.

Motion to approve to the regular agenda by CM Hursey, seconded by CM Cockrell.

Voice Vote:

AYE: Evans, Hursey, Jones, Cockrell, Quisenberry

NAY: None.

8. Council Input and Communications

CM Hursey shared that attending the Illinois Municipal League (IML) Conference was informative and hoped to continue attending the event in future years. **CM Jones** shared that he also attended the IML Conference. Stated the conference provided good resources and opportunities to learn from other municipal officials on how they handle challenges.

9. Closed Session per ILCS 120/2(c)(2) – Collective Bargaining Negotiations

Motion to enter closed session by CM Hursey, seconded by CM Cockrell.

Roll Call Vote:

AYE: Evans, Hursey, Jones, Cockrell, Quisenberry

NAY: None.

Entered closed session at 8:30 p.m.

Motion to return to open session by CM Quisenberry, seconded by CM Cockrell.

Roll Call Vote:

AYE: Evans, Hursey, Jones, Cockrell, Quisenberry

NAY: None.

Returned to open session at 9:24 p.m.

10. Adjournment

With no further business before the committee of the whole Chair Jones adjourned the meeting at 9:24 p.m.

Seok Hyun Cho

Deputy City Clerk

This meeting was video recorded and is viewable [on-demand HERE.](#) **Minutes approved: 10/5/26**

Housing feedback

From Shea Belahi [REDACTED]
Date Fri 9/18/2026 12:54 PM
To City Council <CityCouncil@Urbanall.gov>

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

***** Email From An External Source *****
Use caution when clicking on links or opening attachments.

Dear Mayor Williams and Urbana City Council Members:

I would like to have this read into the record at the next City Council Meeting please.

I attended the September 8 Open House about the Housing Needs Study and am concerned that there is nothing in the study about the housing needs of the tenants I work with. I share just one example of the many:

The A/C is STILL not working in an apartment after the inspector cited the violations. The landlord has until next Tuesday 9/22/2026 to fix the A/C but as of 9/16/2026 they haven't started working on it at all. Also, the windows in her apartment don't open or have screens so she can't open the windows to get a breeze. If she does open them, her daughter gets eaten up by mosquitos and swells and she has to take her to the ER. The tenant has paid her rent through November which is the end of her lease. She doesn't have the funds to purchase herself a new A/C until next month when she won't likely need one. Since the inspection, her refrigerator has started leaking, raising concerns about mold growth in the absence of temperature control. She has spoken to the previous tenant who reported that she also never had A/C that worked during her time in that unit. Conveniently, the lease is signed November when A/C isn't needed and is likely not inspected for proper function.

One of the issues that I would like to see address in the Housing Needs Study for Urbana is the problems of substandard housing and whether or not the victims of substandard housing are being provided relief or followed up with to see if issues were resolved. The fact that the tenant doesn't keep asking for inspections does not directly indicate that the issue was resolved.

I would also urge you to collect stories from tenants regarding their issues with landlords instead of multiple choice data collection which is not including the more egregious situations. I would also recommend reaching out to service providers or social service agencies who work with low income households to find out what they are seeing and hearing from their clients.

Thank you for your consideration!

--
Shea Belahi
Disability Team Program Coordinator

Champaign County Health Care Consumers (CCHCC)
44 E. Main Street, Suite 208
Champaign, IL 61820