
DATE: Monday, April 7, 2025
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, April 7, 2025, at 7:00p.m.

ELECTED OFFICIALS PHYSICALLY PRESENT: Diane Wolfe Marlin, Mayor; CM Maryalice Wu, CM Christopher Evans, CM Shirese Hursey, CM Jaya Kolisetty, CM Chaundra Bishop*, CM Grace Wilken, CM James Quisenberry

***CM PRESENT REMOTELY**

ELECTED OFFICIALS ABSENT: Darcy Sandefur, City Clerk

STAFF PRESENT: Bourema Ouedraogo, Seok Hyun Cho, Breaden Belcher, Nick Olsen, Demond Dade, Elizabeth Hannan, Tal Prendergast, Steve Doggett, Tim Cowan, John Zeman, Carol Mitten, Larry Boone, Matt Roeschley

OTHERS PRESENT: Haaris Pervaiz, Partner at Icon Hospitality

Chair: *Jaya Kolisetty, Ward 4*

1. Call to Order and Roll Call

With a quorum present, Chair Kolisetty called the meeting of the Urbana City Council to order at 7:00p.m.

2. Approval of Minutes of Previous Meeting

- a. **02-17-2025 Committee of the Whole Minutes**
- b. **02-24-2025 City Council Minutes**

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

Voice Vote:

AYE: Wu, Evans, Hursey, Kolisetty, Bishop, Wilken, Quisenberry

NAY: None.

3. Additions to the Agenda

Chair Kolisetty stated a discussion item regarding the Hotel Royer Liquor License will be added to the agenda under the “Staff Report” section following the Draft Capital Improvement Plan report.

4. Presentations and Public Input

Written Public Input criticizing Police Chief Larry Boone's conduct was received from the following individual and read by CM Wilken: Christopher Zelle.

4. Staff Report

a. Draft Capital Improvement Plan

Copies of the [draft Capital Improvement Plan for FY26-FY30](#) and the [presentation slides](#) can be viewed online at the City of Urbana's website.

Presented by Tim Cowan, Director of Public Works and John Zeman, City Engineer. Tim Cowan provided an overview of the Capital Improvement Plan (CIP) approval process and hoped to receive feedback from both Council and the public. John Zeman stated the comment period for the draft CIP will remain open throughout April and the feedback will be incorporated into the copy of the CIP set to be brought to Committee of the Whole on May 19 for approval before being implemented into the FY26 budget in June. Stated the presentation will provide an executive summary of the CIP, touch on asset management items, and then cover projects contained in the CIP. Shared expenses for FY26 are allocated to \$29,390,000 with an overall allocated expenses for FY26-30 being \$95,160,000. Stated revenue related to the CIP for FY26 is expected to be \$20,620,000 and for FY26-30 it is expected to be \$79,390,000. Displayed pie charts highlighting sources of revenue for infrastructural projects and shared the major highlights of the CIP including improvements to project implementation, addressing the concerns regarding the Florida Avenue Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant, anticipated increases to LMFT revenue, closure of the 2014 Windsor Road Project, and the Public Works Campus Improvement Project.

Displayed a bar chart illustrating the differences between the CIP during the FY24 and FY25 mid-years, showing a higher amount of implementation in the FY25 through the increase in fund usage. Provided an overview regarding the \$9,950,000 RAISE Grant and stated the grant is currently on hold, pending review by the federal administration. Stated Urbana has yet to receive any notice regarding the grant as all selected RAISE projects without a grant agreement are currently under review. Stated the CIP cautiously assumes the full RAISE Grant will be awarded, allowing for the Vine Street & Illinois Street project and the Lincoln Avenue project to begin earlier as well as add a new project for Vine Street. Stated the LMFT is set to increase from \$0.05 to \$0.125 per gallon by January 1, 2027, adding \$1,000,000 to the five-year LMFT revenue. Shared the new funds will go toward an annual \$150,000 street light repair and maintenance program and also fund a one-time trial project for a higher-quality bituminous surface treatment project known as high pressure slurry seal (HP slurry). Tim Cowan added the treatment process is less disruptive than typical seal coats as the lifespan is 10-12 years rather than 3-7 years. John Zeman stated the net revenue to the City from the Windsor Road Trial with the contractor is \$1,700,000 and staff recommends using the revenue through the LMFT fund and prioritize an asphalt overlay project for Windsor Road after resolving higher priority projects with the additional revenue. Tim Cowan spoke on the Public Works Campus Improvements and shared the projection for FY26 costs increased to \$7,700,000 from \$3,400,000 due to increases in construction costs and essential upgrades to core components of the facility. Stated once the campus improvements are completed, funding for unrestricted capital improvement projects will be more limited.

Shared slides regarding the Infrastructure Asset Management Summary within the draft CIP

and spoke on project planning and asset management processes. Touched on the valuation of infrastructure assets within Urbana, noting the total estimated infrastructure valuation is \$1,794,000,000 and this marks the first year the National Highway Construction Cost Index has not increased by double digits since COVID. Shared findings from the Infrastructure Financial Sustainability Analysis, stating around 93% of the Operations and Maintenance Spending Target has been met and around 44% of the Capital Spending Target has been met. Stated the spending targets display a shift toward maintaining the function of critical infrastructure rather than building new infrastructure, but the Capital Spending Target figure shows risk in long-term sustainability for City infrastructure.

Spoke on the projects and information contained within the [interactive CIP map available online HERE](#). John Zeman and Tim Cowan presented details regarding the following CIP projects: Central TIF Demolition, Colorado Avenue (Vine to Philo), Springfield Avenue (Wright to McCullough), Cunningham Avenue Street Lights, Bakers Lane Shared-Use Path, Florida Avenue Shared-Use Path, Country Club Road & Perkins Road, EQL FY25 Program, Public Works Campus, Florida Avenue (Wright to Hillcrest), Lincoln Avenue (Wascher to Killarney), Fire Stations #2 and #3, Sanitary Sewer Lateral Lining Pilot program, Sewer Cleaning and Televising, Sewer Lining, Bituminous Surface Treatment, and HMA Overlay & Resurfacing. Questions and discussion followed.

b. Hotel Royer Liquor License

Presented by Mayor Marlin with Haaris Pervaiz, Partner at Icon Hospitality available for questions. Mayor Marlin reported Hotel Royer has received its final certificate of occupancy this afternoon and they had received their public health permit in the previous week. Stated the approval for the Hotel Royer liquor license was unable to be put onto the agenda due to the prerequisite certifications only being met as of today, but it will appear on the next week's City Council agenda as an actionable item. Stated the purpose of the addition of the item as a staff report is to provide Council two opportunities to discuss the item. Questions and discussion ensued.

5. New Business

a. Ordinance No. 2025-04-010: An Ordinance Revising the Annual Budget Ordinance (Budget Amendment #7 – Omnibus) – HRF

Presented by Elizabeth Hannan, HR & Finance Director / CFO with Tim Cowan, Director of Public Works; Breaden Belcher, Grants Division Manager; and Demond Dade, Fire Chief available for questions. The Ordinance authorizes adjustments to the budget which include scheduled equipment budget adjustments, budget transfers, and capital improvement expenditures. Elizabeth Hannan shared the budget amendment items include: using \$50,000 in savings from vacancies in positions in the Public Works department to fund the purchase and installation of an ArcGIS server, storage, and licensing for on-premise GIS data management; a reallocation of \$270,000 in unspent FY25 Community Development Block Grant (CDBG) funds designated for Equity and Quality of Life (EQL) projects to commit the funds for a current EQL infrastructure project; a budget adjustment of \$199,140 for the Fire Department in the Vehicle and Equipment Replacement Fund (VERF) to cover the purchase of a Special Operations Truck and related equipment using unspent funds in FY24 that were allocated for this purpose and previously approved; a \$60,000 transfer from the General Fund to the Equipment Services Fund to pay for a replacement engine for FD254 that has been determined to be critical repair by the equipment services staff; and a correction in the Community Development Special Fund through a \$33,000 transfer from the Community Development Grant Fund to cover

administrative costs for grants. Questions and discussion followed.

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

Voice Vote:

AYE: Wu, Evans, Hursey, Kolisetty, Bishop, Wilken, Quisenberry

NAY: None.

- b. Resolution No. 2025-04-021R:** A Resolution Approving the Transfer of Volume Cap in Connection with Private Activity Bonding Authority (Private Bond Cap Allocation – EIEDA, Series 2025) – CD

Presented alongside Resolution No. 2025-04-022R by Nick Olsen, Community Development Coordinator. The Resolution approves the transfer of half (\$2,483,585) of the City's 2025 Private Activity Bond Cap to the Eastern Illinois Economic Development Authority (EIEDA). Nick Olsen stated the transfer of Private Activity Bond Cap from home-rule units to other organizations in order to provide low-cost financing for various activities such as: affordable housing development, non-profit development, and economic development. Stated the deadline to transfer is May 1 and the remaining unallocated bond cap is then returned to the Governor's Office to use at the state level. Noted the formula to determine the Private Activity Bond Cap is \$130 multiplied by the population of Urbana at the beginning of 2025 (38,209), totaling to \$4,967,170 in bond issuance authority. Shared Urbana received two requests for a portion of the bond cap from EIEDA and IHDA to support affordable housing initiatives and economic development initiatives. Provided background on EIEDA and IHDA. Stated Staff recommends splitting the 2025 Private Activity Bond Cap between EIEDA and IHDA, allocating \$2,483,585 to each organization.

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

Voice Vote:

AYE: Wu, Evans, Hursey, Kolisetty, Bishop, Wilken, Quisenberry

NAY: None.

- c. Resolution No. 2025-04-022R:** A Resolution Approving the Transfer of Volume Cap in Connection with Private Activity Bonding Authority (Private Bond Cap Allocation – IHDA, Series 2025) – CD

Presented alongside Resolution No. 2025-04-021R by Nick Olsen, Community Development Coordinator. The Resolution approves the transfer of half (\$2,483,585) of the City's 2025 Private Activity Bond Cap to the Illinois Housing Development Authority (IHDA).

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

Voice Vote:

AYE: Wu, Evans, Hursey, Kolisetty, Bishop, Wilken, Quisenberry

NAY: None.

- d. Resolution No. 2025-04-023R:** A Resolution Amending an Urbana HOME Consortium Rental Housing Developer Agreement (Parker Glen II Limited Partnership FY 2024-2025, formerly WODA Cooper Companies, Inc.) – CD

Presented by Breaden Belcher, Grants Division Manager. The Resolution authorizes the amendment of a previously approved rental housing developer agreement with Parker Glen II Limited Partnership, formerly Woda Cooper Companies, Inc. Breaden Belcher stated the originally approved agreement through Resolution No. 2024-12-083R, provides \$50,000 in HOME Consortium Funds to support the construction of affordable housing in the City of Champaign. Stated the amendment is required to correct the name of the recipient company from WODA Cooper Companies, Inc. to Parker Glen II Limited Partnership as they oversee the day-to-day operations in their partnership.

Motion to approve to the consent agenda by CM Wu, seconded by CM Wilken.

Roll Call Vote:

AYE: Wu, Evans, Hursey, Kolisetty, Bishop, Wilken, Quisenberry

NAY: None.

- e. Ordinance No. 2025-04-009:** An Ordinance Approving the First Amendment to a License Agreement (East Half of Urbana Parking Lot 1, Pin No. 91-21-08-458-001) – CD

Presented by Carol Mitten, City Administrator. The Ordinance approves an amendment to a license agreement for the use of the east side of City owned Parking Lot 1 to the Rose Bowl Tavern. The amendment will move up the date that the Rose Bowl can begin to occupy and use the east half of Lot 1 from May 1 to as early as April 1. Carol Mitten stated the additional fee for beginning in April will be pro-rated based on the day they first utilize the east half of Urbana Parking Lot 1. Questions and discussion followed.

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

Voice Vote:

AYE: Wu, Evans, Hursey, Kolisetty, Bishop, Wilken, Quisenberry

NAY: None.

- f. Resolution No. 2025-04-024R:** A Resolution Authorizing the Execution of an Intergovernmental Agreement for the use of Lots Owned by The Urbana Free Library (201 and 202 West Green Street) – Exec

Presented by Carol Mitten, City Administrator. The Resolution authorizes the execution of an intergovernmental agreement (IGA) with The Urbana Free Library (TUFL) for the City's use of the lots located at 201 and 202 West Green Street. Carol Mitten stated the IGA contains renderings by former Economic Development Coordinator, Stepheny McMahon on how the two lots from TUFL will be utilized. Shared the southwest corner of 201 West Green Street will contain an "Urbana" sign and the other corner on 202 West Green Street will hold a stage backed by a shipping container which also serves as a storage unit for the outdoor seating. Stated City Staff are collaborating with 40 North on developing programming and reaching out to other community groups who may be interested. Questions and discussion ensued.

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

Voice Vote:

AYE: Wu, Evans, Hursey, Kolisetty, Bishop, Wilken, Quisenberry

NAY: None.

6. Old Business

- a. **Ordinance No. 2024-12-042:** An Ordinance Establishing Approval, Policy, and Reporting Requirements for Policing Surveillance Technology and Databases – CM's Wilken and Kolisetty

Presented by CM Wilken. The Ordinance requires and clarifies the process for procurement and use of policing technology and databases that can be used to monitor, track, and identify specific individuals or groups. The Ordinance codifies the public approval process for specific surveillance technologies or databases; it does not dictate the use of any given technology (that would be voted on by Council). CM Wilken called for time to be taken to continue developing the Ordinance with the collaboration of subject experts, new City leadership, and community input. Shared no new updates are available for the moment and asked if there were any updates from the Executive department. Mayor Marlin stated City Staff have continued work on the Ordinance, but no significant recommendations or updates are available at this time. Questions and discussion followed.

Motion to keep in Committee of the Whole, returning 5/19, by CM Hursey, seconded by CM Wu.

Voice Vote:

AYE: Wu, Evans, Hursey, Kolisetty, Bishop, Wilken, Quisenberry

NAY: None.

7. Council Input and Communications

CM Wilken stated the selection committee for the Alternative Response Task Force Facilitator RFP has recently met and will have further information released soon once their steps have been finalized. Expressed the importance of developing a community-based, holistic approach to public safety and requested further information regarding programs from the UPD on sensitive topics such as domestic violence and mental health. Asked for information on any public safety projects being developed outside of the Alternative Response program. *CM Evans* acknowledged the efforts of Reverend Dr. Evelyn Underwood and Bishop King James Underwood for their ten years of advocating for the sewage issues in the Dr. Ellis subdivision to be addressed. *CM Quisenberry* congratulated Mayor Marlin and Council for the planned opening of Hotel Royer. Thanked City Staff, developers, and all who have worked on the opening of Hotel Royer. Expressed hope for the positive impact of Hotel Royer on downtown Urbana. *Chair Kolisetty* thanked CM Wu for her consistent motion-making during Council and echoed excitement for the developments in Urbana from the sewer treatment to the Dr. Ellis subdivision, developments in downtown Urbana, and the opening of Hotel Royer.

8. Closed Session per 5 ILCS 120/2(c)(11) – Pending Litigation

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

Roll Call Vote:

AYE: Wu, Evans, Hursey, Kolisetty, Bishop, Wilken, Quisenberry

NAY: None.

Entered closed session at 9:34p.m.

Motion to return to open session by CM Wu, seconded by CM Quisenberry

Roll Call Vote:

AYE: Wu, Evans, Kolisetty, Bishop, Wilken, Quisenberry

NAY: None.

Returned to open session at 9:57p.m.

9. Adjournment

With no further business before the committee of the whole Chair Kolisetty adjourned the meeting at 9:57 p.m.

Seok Hyun Cho

Deputy City Clerk

This meeting was video recorded and is viewable [on-demand HERE.](#) **Minutes approved: 4/28/25**

Rafael Cho

From: Chris Z <[REDACTED]>
Sent: Thursday, March 27, 2025 8:14 AM
To: City Council
Subject: Re: Lazybone Larry

***** Email From An External Source *****

Use caution when clicking on links or opening attachments.

As per my previous complaints about your city employee failing to preform his core job duties while instead behaving grossly without any decorum for loss of life in our community you have done nothing publicly to rebuke his behavior, censure his terrible messages, or correct his actions. By doing so you're complicit in saying these are the low standards Urbana holds as a community.

Some of you have been quiet as church mice on this issue, with time enough to wax on and on about other issues during your council comment periods, including other FB posts that excited all y'all more. I expect a response on this from each of you quieter councilmembers on why you're failing our community from a leadership perspective.

Council, fix your employee problem with the Chief of Police and hold that position to standards you hold other city employees to.

Please read this into the record at your next meeting
Christopher Zelle
Urbana-Champaign resident

On Thu, Mar 27, 2025, 8:55 AM Chris Z <[REDACTED]> wrote:
Lazybones, get to work.

Actual work

If there's any left for your overstaffed department?