
DATE: Tuesday, June 02, 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, June 02, 2025, at 9:31p.m.

ELECTED OFFICIALS PHYSICALLY PRESENT: DeShawn Williams, Mayor; Darcy Sandefur, City Clerk, 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: None.

STAFF PRESENT: Bourema Ouedraogo, Matt Roeschley, Elizabeth Hannan, Seok Hyun Cho, Breaden Belcher, Kevin Garcia, Nick Olsen

OTHERS PRESENT:

Chair: *James Quisenberry, Ward 7*

1. Call to Order and Roll Call

With a quorum present, Chair Quisenberry called the meeting of the Urbana City Council to order at 9:31 PM.

2. Approval of Minutes of Previous Meeting

None.

3. Additions to the Agenda

None.

4. Presentations and Public Input

a. Public Input

Written Public Input in support of the Imagine Urbana Comprehensive Plan was received from the following individual and read by Chair Quisenberry: Anna Hough. Written Public Input regarding City Council rules and procedures were received from the following individuals but were not read: Esther Patt, Joanne Budde.

4. Staff Report

None.

5. New Business

- a. **Resolution No. 2025-06-036R:** A Resolution Approving the City of Urbana and Urbana HOME Consortium Consolidated Plan for Fiscal Years 2025-2029 and Annual Action Plan for Fiscal Year 2025-2026 – CD

Presented alongside Resolution No. 2025-06-037R by Breaden Belcher, Grants Division Manager and Nick Olsen, Community Development Coordinator. The Resolution approves the City of Urbana and Urbana HOME Consortium Consolidated Plan for Fiscal Years 2025-2029 and Annual Action Plan for Fiscal Year 2025-2026 which guide the utilization of resources from the U.S. Department of Housing and Urbana Development (HUD) to support critical affordable housing and community and economic development activities for low-income households throughout the City of Urbana and Champaign County. Breaden Belcher reminded Council the Consolidated Plan and Annual Action Plan were previously presented in March and stated this presentation will focus on current resources and next steps. Provided an overview of the purpose of the Consolidated Plan and Annual Action Plan, additionally echoed concern for uncertainties on Federal funding for the next several years. Stated the plans identify community needs and outline strategies to meet those needs with available resources.

Nick Olsen provided an overview of how the Consolidated Plan was informed through Census data, American Community Survey, the HUD's Housing and Affordability Study, local data from service providers, community engagement events, needs surveys, mailers, and consultations with service providers in the community.

Breaden Belcher stated HUD has notified the City they will be providing \$392,195 through the Community Development Block Grant (CDBG) and \$633,154 through the HOME Investment Partnership Program (HOME). Stated the total funding available in FY26 for CDBG and HOME are respectively \$1,092,195 and \$3,566,162 through program income and prior year resources being rolled over. Noted HOME American Rescue Plan (HOME ARP) was a one-time funding source that currently has about \$1,700,000 that can be utilized through 2030.

Provided an outline of the structuring of the Consolidate Plan beginning with higher level Priority Needs, more specific Goals to meet the needs, and then Projects to be implemented to achieve the Goals. Shared the Priority Needs were set as: Affordable Housing, Community Services, and Community Development. Shared the Goals set were the following: Invest in affordable housing, Support households in need, Encourage Community & Economic Development, and Planning & Administration. Stated budgeting was done at the Goal level for FY26 and displayed a table detailing the amounts budgeted to each Goal via the CDBG, HOME, and HOME ARP pools of funding. Further detailed how the funding would be allocated into the more specific Projects for each funding pool.

Stated the Housing Program Manual Update is updated alongside the Consolidated Plan to reflect policy updates and stay current with changes in the Consolidated Plan. Nick Olsen stated the updates are to ensure the manual encompasses the activities contained within the Consolidated Plan. Shared examples of updates to HUD policy that were implemented into the Housing Program Manual.

Breaden Belcher noted the Consolidated Plan is required to be sent to HUD by July 12 and the program year begins July 1. Questions and discussion followed.

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

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

Voice Vote:

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

NAY: None.

- b. Resolution No. 2025-06-037R:** A Resolution Approving the Housing Program Manual for Program Years 2025-2029 – CD

Presented alongside Resolution No. 2025-06-036R by Breaden Belcher, Grants Division Manager and Nick Olsen, Community Development Coordinator. The Resolution approves the City's Housing Rehabilitation Operational Guidelines for Program Years 2025-2029.

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.

- c. Resolution No. 2025-06-038R:** A Resolution Approving an Intergovernmental Agreement by and among the Champaign County Treasurer, the City of Urbana, and Other Local Taxing Bodies Affected by the Presence Property Tax Exemption Case 15-L-75 – Exec

Presented by Matt Roeschley, City Attorney. The Resolution authorizes the Mayor to enter into an intergovernmental agreement (IGA) with the Champaign County Treasurer and other local taxing bodies affected by the Presence property tax exemption case to facilitate payment of the total settlement amount to Presence and to agree to address a dispute among the taxing bodies concerning apportionment of the settlement amount following settlement with Presence. Matt Roeschley stated the Resolution is regarding the 2015 lawsuit from Presence seeking charitable property tax exemptions and property tax refunds. Stated the taxing bodies have collaboratively negotiated a settlement agreement with Presence and the IGA memorializes the shared understanding between taxing districts regarding the disagreements on how the payment should be split between taxing districts. Stated the perspectives differ on two calculations on how much each taxing district should pay, but the IGA defers the resolution of the disagreement until the settlement owed to Presence is first paid. Stated the IGA agrees to three months of negotiations on how the amounts owed by each taxing district should be handled. Stated the calculations for Urbana differ by about \$265,000. Questions and discussion followed.

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

Voice Vote:

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

NAY: None.

- d. Ordinance No. 2025-05-018:** An Ordinance Authorizing the Lease of Certain Real Estate (PIN Nos. 25-15-29-400-023 and 25-15-29-400-024, Located in the Champaign County, Illinois, to Prairie Ag Concepts DBA Prairie Fruits Farm and Creamery) – Exec

Presented by Elizabeth Hannan, Interim City Administrator / Human Resources & Finance Director / CFO. The Ordinance authorizes the Mayor to enter into a property lease

agreement with Prairie Ag Concepts, Inc., a for-profit Illinois corporation DBA Prairie Fruits Farm and Creamery, LLC for the agricultural use of unused City-owned properties east of the intersection of Lincoln Avenue and Olympian Drive. Elizabeth Hannan stated Prairie Fruits Farm and Creamery (PFF) has leased the property from the City for a five-year term and the City issued a Request for Proposals (RFP) to see if any other parties were interested in leasing the property. Stated the only proposal received was from PFF and recommended a new lease to be entered with PFF. Questions and discussion followed.

Motion to approve, as “Ordinance No. 2025-06-018”, by CM Wu, seconded by CM Kolisetty.

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

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).

Motion to keep in Committee of the Whole, returning to the first Committee of the Whole meeting in July, by CM Wu, seconded by CM Kolisetty.

Voice Vote:

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

NAY: None.

- b. **Ordinance No. 2025-04-013:** An Ordinance Approving a Comprehensive Plan (Imagine Urbana / Plan Case No. 2502-CP-25) – CD

Presented by Andrea Ruedi, Senior Advisor for Integrated Strategy Development. The Ordinance approves the Imagine Urbana Comprehensive Plan.

Motion to keep in Committee of the Whole, returning to the first Committee of the Whole meeting in July, by CM Wu, seconded by CM Kolisetty.

Voice Vote:

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

NAY: None.

7. Council Input and Communications

CM Kolisetty called upon Council to not limit its authority as the current governmental structure already favors the Mayor. *CM Evans* agreed that limiting the ability for a Councilmember to place items onto the agenda is counterproductive

8. Adjournment

With no further business before the committee of the whole Chair Wilken adjourned the meeting at 10:28 p.m.

Seok Hyun Cho

Deputy City Clerk

This meeting was video recorded and is viewable [on-demand HERE](#). **Minutes approved: 7/7/25**



PUBLIC INPUT - June 2, 2025 Rescheduled City Council

From Esther Patt <[REDACTED]>
Date Fri 5/30/2025 3:54 PM
To City Council <CityCouncil@Urbanall.gov>

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

Use caution when clicking on links or opening attachments.

RE: Revision of City Council Rules

Dear Urbana City Council Members:

I urge you to KEEP the rule that any one city council member may place an item on the agenda for Committee of the Whole.

Most times, if not every time an individual council member places an item on the agenda, s/he does so in response to constituent requests.

Often, the request comes from a group of people in one ward with a localized concern, as Jaya pointed out last week. Other times it could be a community group with a particular concern.

In either case, the people who ask for the agenda item will attend the meeting and speak during public input – *whether or not the item is on the agenda*; and the council member who wanted it on the agenda will still get to speak about it for five minutes.

If the item IS on the agenda, the council member may (but doesn't have to) put something in the meeting packet – which enables the rest of you to better understand the public input that is directed to all of you. If only one of the 7 of you cares about the issue, after s/he speaks for 5 minutes and makes a motion, none of you second it. The motion dies for lack of a second and the chair moves on to the next agenda item.

Last year, for 9 consecutive meetings, 2 hours of public input was devoted to an item that was not on the agenda. You finally got people to stop coming by putting something on the agenda and voting on it.

For the sake of being open and democratic, please keep the rule as is. Changing the rule will save you no time and might even result in the undesired consequence of an issue taking up even more time and causing more acrimony.

Thank you for your service and for considering my perspective. I speak from experience.

Esther Patt
[REDACTED] Urbana



PUBLIC INPUT - JUNE 2, 2025

From Joanne Budde [REDACTED]
Date Mon 6/2/2025 9:34 AM
To City Council <CityCouncil@Urbanall.gov>

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

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Dear City Council members:

I would like to comment on some proposed changes to City Council procedures and processes, as discussed at the COW meeting last Tuesday. Some of the things I want to comment on are not necessarily proposed for future meetings, but may already be part of your procedures.

There are only seven Council members. Each Council member represents a different ward, with different concerns and issues.

I strongly believe that ONE Council member should be able to add an item to the agenda, without the need for TWO members. A Council member should not have to spend his/her time lobbying with other members to get a second person to agree to add an agenda item.

If the people in a ward want an issue brought before the City Council, their elected representative should have the power to put the information in the agenda packet and get 5 minutes on the agenda to present the idea.

If no one wants to second a motion made by that one member, then the only thing lost is 5 minutes. I realize your meetings are long, but that is frequently due to public comment, not due to lengthy discussions of issues. Do you really feel the need to shorten meetings by 5-6 minutes, and in the process, ignore the needs of specific wards?

I urge you to keep the procedure/policy of only requiring ONE member's request to add an item to the agenda.

I also disagree with the procedure that each Council member can only speak for 3 minutes, and then get 30 seconds after every other Council member has spoken.

We have elected you to fully discuss and approve or reject items of concern to the citizens of Urbana. You should be allowed open debate and discussion, and not be limited to 3 minutes. Heck, you allow the public to talk on any issue they feel like for 5 minutes!

I feel City Council meetings are too formal, and open discussion should be allowed. Please don't make decisions regarding issues vitally important to us in 3 minutes!

And, of course, after having spoken at many of your meetings, I feel a member of the public expressing an opinion on an item on the agenda, should be able to ask questions of the Council, and have someone

answer those questions - either that evening, or at a future meeting, or in some format. We feel like we are talking to a wall, and feel like public input is not valued, only required.

But most importantly, please allow ONE of you to add an agenda item!

Thank you,
Joanne Budde
Beringer Commons



Support for Imagine Urbana

From Anna Hough [REDACTED]
Date Mon 6/2/2025 3:08 PM
To City Council <CityCouncil@Urbanall.gov>

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

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Dear Mayor Williams and City Council members,

Please read this into the record at tonight's Committee of the Whole Meeting.

My name is Anna Hough and I'm a resident of Ward 2. I'm writing in support of Imagine Urbana and encourage you to move it to Council as currently drafted.

I like a lot about the comprehensive plan but Big Idea #1, that Urbana is a Place for Everyone, really shines through the entire document and is the idea most important to me. I was born and raised in Urbana and want everyone who wants to be a part of our community to be able to do so. I also know that that is not the case currently due to a lack of affordable housing.

I work in homeless services and search for affordable housing most days. There isn't a lot available and what is available is more than my clients can afford without becoming cost-burdened (30% income towards housing costs, including utilities). Most households end up "taking what they can get" when a housing opportunity arises, with little thought given to location. Everyone should have the choice to live in a place they like, near the things they need. We lose a lot in our community when we price out households or push them to the margins. Zoning was a tool to create and entrench segregation and that legacy is still with us. We now need to undo that legacy and reform our zoning code to be inclusive and reflect our community's evolving needs.

I love my neighborhood in Ward 2. I love the housing options available, including detached single family homes, duplexes, and small and mid-size apartment buildings. I love that there are businesses and public spaces nearby. I can easily walk or bike to the library, grocery stores, restaurants, parks and community events. I also live near a transit hub so I rarely need to drive, even when my needs extend beyond what can be met Downtown. The connectedness and diversity makes the neighborhood vibrant and it's why I love living here so much. I think these are things that a lot of us value and I feel privileged to live where I do.

Everyone should be able to live in such a place, but a lot of our city is designed in a way that makes this impossible. I grew up on the edge of Urbana, in a home which is no longer on the edge of the city, and this form of growth, prioritizing single family homes, while not inherently bad, is not financially or environmentally sustainable, nor is it inclusive of many people's needs. Especially those needing alternative forms of transportation.

The zoning and other reforms recommended by the comprehensive plan allow for more connected neighborhoods and abundant housing options. It allows us to welcome more members to the community and brings down the cost of rent so current residents have a place to live, preventing displacement. There was a lot of talk at last week's meeting about homelessness. It is important to know that the root cause of homelessness is the housing shortage. Research tells us that consistently. Yet, we make it difficult to build housing. By creating scarcity in the housing market we have created homelessness.

City staff did a great job soliciting feedback to make Imagine Urbana a plan for everyone and I want to thank them for their efforts. Change is scary and people want their neighborhoods to remain the same, but we can't prioritize neighborhood characteristics over the well-being of the entire City. People need places to live, Urbana needs more tax revenue, and I think the comprehensive plan puts us on track to do that.

Best,
Anna Hough