



## URBANA CITY COUNCIL MEETING

Monday, August 20, 2018

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The City Council of the City of Urbana, Illinois, met in regular session Monday, August 20, 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; Dean Hazen, Alderman Ward 6; Jared Miller, Alderman Ward 7; Diane Wolfe Marlin, Mayor; Charles A. Smyth, City Clerk

**ELECTED OFFICIALS PRESENT VIA TELECONFERENCE:** None

**ELECTED OFFICIALS ABSENT:** Dennis Roberts, Alderman Ward 5

**STAFF PRESENT:** Carol Mitten, James Eggert; Jim Simon; John Schneider; Lorrie Pearson; Marcus Ricci

**OTHERS PRESENT:** Tim Bartlett, John Hall, Bishop King James Underwood; Rev. Dr. Evelyn B. Underwood; Elderess Melinda Carr; News-Gazette

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### 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 7:00 p.m.

### B. APPROVAL OF MINUTES OF PREVIOUS MEETING

City Council Member (CM) Ammons made a motion to approve minutes from August 6, 2018 regular meeting. CM seconded Hazen and the motion carried by unanimous voice vote.

### C. ADDITIONS TO THE AGENDA

There were none.

### D. PUBLIC INPUT

Bishop King James Underwood and Rev. Dr. Evelyn B. Underwood did not wish to speak, but asked that their position be entered into the record regarding the Dr. Ellis Subdivision sewer issues.

Tim Bartlett, Executive Director of the Urbana Park District, provided an update on Park District activities and planning. Working from a Powerpoint Presentation he noted progress on their current strategic plan from 2006 which included a master plan for Crystal Lake Park.

He indicated that they are working on a new strategic plan and that it will be a of a shorter five-year span linking to their capital budget and to stay better in tune with the community. Their current plan focuses on four areas: Continuing work on Crystal Lake Park, Kickapoo RailTrail (KRT) Extension into downtown and beyond, working with underrepresented neighborhoods and residents, and building a new health and wellness center. He provided a brief oral and pictorial history of the Park District including early park design work by Joseph Blair who also help established the Illinois State Park system and led efforts to plant 6000 trees in Urbana. He provided a series of photos of Crystal Lake Park demonstrating the historic nature of the park and pointed out several new park features. He noted that the northern portion is much changed with the Nature Center, Nature Play, Busey Woods, and new family aquatic center.

Mr. Bartlett discussed the efforts of removing silt from the lake basin and partnership with the city to treat it at the former city landfill site. There is a new focus on providing access to the lake so plans include modifying the edges of the lake with new trails, naturalized landscapes, and amenities at the edge (provided illustrations) to get people down to the water. Water quality and invasives need to be dealt with. Shallow plantings around the edges including a new boat launch are planned. They are looking at the possibility of making one of the roadway lanes one way so that pedestrians and bikes can have a lane. There will be more habitat for wildlife and more accessibility for the public. At the Lakehouse, they will extend the outdoor area with additional decks and rock walls.

Connectivity via KRT is being examined between Weaver Park and downtown and Carle Hospital. However, working with railroads can be difficult. Mr. Bartlett provided different views of possible scenarios for the trail. The Weaver Park master plan development was shown with a mix of natural sites and active park activities including a trailhead for the KRT using the Main Street spur.

For the underrepresented groups, the Park District has been trying to establish/reestablish usage. They have reorganized staff and are looking at barriers via language, costs, and transportation issues. They are taking new approaches to programming as well using popups and programs like play days, herbal first aid, community palooza, and special programs for teens. They are looking at new partnerships or new ways of working together. For example, they have new active cooking center in Phillips. Finally, they want to build a health and wellness center providing active places for elderly, teens, afterschool, special events and rentals. Mr. Bartlett made comparisons to other communities including Champaign which has the Leonard Center, Stephens YMCA, and are planning an additional facility.

Questions from council members followed including CM Ammons asking about the lake surface vegetation growth. Mr. Bartlett noted that there are two native plants that thrive with the runoff including nitrogen/phosphate and other organic materials coming into the lake. They are using an aluminum treatment to help drop the ph but they need to reduce the nutrients in the water. Algae can be toxic so that needs to be managed. Mr. Bartlett noted that they are using lots of techniques to manage geese. There are also toxic materials in the runoff silt which concentrates in the sediments. There are two issues – runoff and water quality. The lake edge and additional aeration/movement of the water will help but the mercury issue is a much bigger one and is addressed by the state DNR. Additional discussion of water quality around the state and locally ensued.

CM Ammons also asked about language translation. Mr. Bartlett said that they are working with community members and connections and trying to develop consistency. CM Jakobsson asked how significant lawn treatments are in contributing to the runoff problem.

Mr. Bartlett said that it is hard to separate out but that the current well used for maintaining the lake water level is high in phosphorus so they are looking at a new well. He agreed that there is a need for public education. Mayor Marlin added that we can ask the Sustainability and Advisory Commission to look at this issue as well.

CM Brown commented on the water quality challenge. He has observed that the Fairgrounds tried to put in a detention basin for its parking lot but that could be improved. Their stock yard aspect is also a potential source of lake nutrients. He also asked and it was confirmed that the planning grant for the KRT will look at joint active rail trail. CM Brown also complimented Urbana PD staff for attending local neighborhood events and being involved with the immigration project/welcoming community efforts. CM Wu enquired into Park District efforts to address the annual University campus turnover.

#### **E. UNFINISHED BUSINESS**

There was none.

#### **F. REPORTS OF STANDING COMMITTEES**

##### **1. Committee of The Whole – (Council Member Eric Jakobsson)**

- a. **Ordinance No. 2018-08-038R:** A Resolution Authorizing Entry into Electronic Document Recording Service Agreement (Electronic Filing Agreement for Filing Documents with Champaign County Recorder’s Office)

CM Jakobsson, on behalf of the Committee, made a motion to approve Ordinance No. 2018-08-038R. CM Wu seconded. In response to CM Wu’s request for the number of filings per year, City Administrator Mitten noted approximately 200 recordings are done annually. With no further discussion, the motion passed by roll call 6-0: Ammons – Aye; Brown – Aye; Hazen – Aye; Jakobsson – Aye; Miller – Aye; Wu – Aye.

- b. **Ordinance No. 2018-08-054:** An Ordinance Amending Urbana City Code Sections 2-53, 2-54, 2-55, 2-69, 2-70, 2-71 and 2-129 Regarding City Administrative Positions (UCC Changes to Reflect Changes in Officer Titles)

CM Jakobsson, on behalf of the Committee, made a motion to approve Ordinance No. 2018-08-054. CM Miller seconded. With no discussion, the motion passed by roll call 6-0: Ammons – Aye; Brown – Aye; Hazen – Aye; Jakobsson – Aye; Miller – Aye; Wu – Aye.

#### **G. REPORTS OF SPECIAL COMMITTEES**

There were no reports.

#### **H. REPORTS OF OFFICERS**

There were no reports.

#### **I. NEW BUSINESS**

1. **Resolution No. 2018-06- 2018-08-039R:** A Resolution of Protest Against a Proposed Text Amendment to the Champaign County Zoning Ordinance (A request by the Champaign County Zoning Administrator to amend the text of the Champaign County Zoning Ordinance to add “PV Solar Farm” as a new principal use / CCZBA-895-AT-18) – CD

Planner Marcus Ricci presented a summary of the County's text amendment for Solar Farms. This would be a Special use within their zoning system and comes to the city as it relates to the extraterritorial jurisdiction (ETJ). The city gets to determine if there are impacts on the city and could protest via resolution to force a 3/4 vote of the County Board. The city has no regulations permitting solar farms within city limits.

Staff have reviewed the text amendment (Exhibit A2) and most relevant to the city is that it would prohibit PV Solar Farms within either the city's Contiguous Urban Growth Area (CUGA) or within 1/2-mile of the city's municipal boundary. Special conditions would also apply within the city's 1 1/2 mile ETJ. Mr. Ricci described the growth area via presentation. Staff also reviewed the amendment with respect to the city's Comprehensive Plan. The amendment meets 5 objectives and is consistent with the plan. It also creates a mechanism of prior notification to the city for the special use permit.

The August 9 Plan Commission meeting voted 6-0 to defeat a motion of protest with one condition. This recommendation cannot be implemented by the county as they are not a Home Rule County. Additionally, the CUGA and ETJ restrictions are dynamic based on city annexations and growth as well and consistent with the Long Range Master Plan as well. Mr. Ricci noted that none of the current 7 proposed solar farms are within 5 miles of the city and this is partly due to the location of electrical substations which need to be in close proximity. Staff recommendation is to defeat a motion of protest and council options for action were noted.

Questions and discussion followed. CM Brown noted the economic viability of being near a substation and determined that there are no additional requirements from the county. Smaller solar arrays like that of the University of Illinois don't need a substation and can use inverters into the power grid. It was also noted that if there was a proposal for a closer substation it would also be a special use in the county. CM Brown thanked the county for its thorough process including decommissioning, screening and noise requirements.

Mayor Marlin explained the procedure for defeating a resolution of protest. CM Jakobsson moved approval of the resolution, seconded by CM Miller. The motion was defeated by roll call (0-6): Ammons – No; Brown – No; Hazen – No; Jakobsson – No; Miller – No; Wu – No.

**2. Ordinance No. 2018-08-055:** An Ordinance Amending the Urbana Zoning Ordinance (Revising Articles V, VIII, and XI to combine the MOR Development Review Board and the Design Review Board – Plan Case No. 2346-T-18) – CD

Mayor Marlin introduced the ordinance by noting that there are 165 seats on 27 boards and commissions. She noted that there are 60 staff slots associated with these so staff members fill multiple roles. Many meetings are broadcast live or broadcast later so impacts UPTV staff as well. 5 boards have city council members. She stated that a great deal of time, energy, and expense is involved with these boards and commissions so as we look at our budget, we need to be more effective and efficient, and ask if there are ways to provide service to community more effectively. Planning Manager Pearson added that members of boards have also suggested combining boards.

Ms. Pearson summarized the staff memo noting that the MOR/DRB boards address 3 specific areas of the city. These two boards currently share 4 members and have a similar structure and processes though guidelines are a bit different. This amendment just combines

the process. The proposed structure includes 7 regular members with 2 alternate members. This alternate membership would help with quorum issues as meeting times are irregular. Ms. Pearson noted a number of tweaks to make it all consistent with the bulk of change in the structure. The Urbana Plan Commission voted unanimously to approve the changes.

Questions and discussion followed with CM Jakobsson asking about membership numbers. Ms. Pearson noted that we have only 3 of the 4 categories filled now so with the vacancies just need 9 members for the new board. CM Wu noticed that the site plan and application process approvals are changed. Ms. Pearson said that she reviewed the guidelines which have changed over time so the process now recognizes that a larger package, not just a 2-dimensional site plan is being considered. Guidelines are approved by the city council. CM Wu said she appreciated the strikethrough but lost the flow at the end on page 16, asking if all this strikethrough is included or incorporated into the new board? Ms. Pearson affirmed this noting that where it matched exactly she just deleted it but where inconsistencies explained the decision made for each in her memo or the item applies to just each area (MOR, East Urbana, etc.)

CM Wu raised a more general question asking about various board and commission decisions that come or do not come to City Council for review or final approval. Ms. Pearson noted that this was beyond the intent or scope of this amendment and not part of the Plan Commission review. CM Jakobsson agreed that this would need to be a separate discussion but one he would like to have it in the future as it would be appropriate to have council decide. CM Brown asked for clarification of the appeal process for denials to which Ms. Pearson noted that there are options available for how to respond to issues raised by the board and for resubmission processes in addition to an appeal to the Zoning Board of Appeals. CM Brown asked about review and approval process order. Ms. Pearson stated that the design review board first reviews a project with a requested special or conditional use, then it goes to the respective commission noting that this clarifies the process so that applicants know where to start.

With no further discussion, CM Jakobsson moved approval of Ordinance No. 2018-08-055, seconded by CM Hazen. The motion carried by roll call (6-0): Ammons – Aye; Brown – Aye; Hazen – Aye; Jakobsson – Aye; Miller – Aye; Wu – Aye.

### **3. Mayoral Appointments to Boards and Commissions**

- a. Housing Authority of Champaign County – term ending June 30, 2021
  1. Becca Obuchowski
- b. Plan Commission – term ending June 30, 2021
  1. Jonah Weisskopf
- c. Traffic Commission – term ending June 30, 2021
  1. Eric Jakobsson
- d. Public Arts Commission – term ending June 30, 2021
  1. Courtney Becks
- e. Urbana Public Television Commission – term ending June 30, 2021
  1. Mark Schultz
- f. Design Review Board
  1. Nancy Esarey Ouedraogo – term ending June 30, 2019
  2. Scott Kunkel – term ending June 30, 2021
  3. Adam Rusch – term ending June 30, 2019
  4. Mary Pat McGuire – term ending June 30, 2019
  5. Matt Cho – term ending June 30, 2021

Alternate Members

1. Jonah Weisskopf - term ending June 30, 2020

Mayor Marlin read her list of appointments to boards providing a brief bio of each nominee. A motion to approve the appointments was made by CM Jakobsson and seconded by CM Wu. Motion passed by unanimous voice vote.

**J. ADJOURNMENT**

Mayor Marlin noted one additional public input card: Elderess Melinda Carr did not wish to speak, but asked that her concerns about the Dr. Ellis Subdivision sewer problems, equity and historic impact be entered into the record.

There being no further business to come before the City Council, Mayor Marlin declared the meeting adjourned at 8:25 p.m.

Charles A. Smyth

City Clerk

This meeting was video recorded with website link (viewable on demand):

<https://www.urbanaininois.us/node/7305>

This meeting was broadcast on cable television (UPTV) and streamed live:

<http://urbanaininois.us/upty>

**Minutes Approved: September 4, 2018**