



**City of Bloomington  
City Council  
Special Session  
March 16, 2026**



## Components of the City Council Agenda

### Recognition and Proclamation

This portion of the meeting recognizes individuals, groups, or institutions publicly, as well as those receiving a proclamation, or declaring a day or event.

### Public Hearing

Items that require receiving public testimony will be placed on the agenda and noticed as a Public Hearing. Individuals have an opportunity to provide public testimony on those items that impact the community and/or residents.

### Public Comment

Each City Council meeting shall have a public comment period not to exceed 30 minutes. Every speaker is allotted up to 3 minutes to speak. Individuals wishing to email public comment or speak remotely must email comments and/or register online at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person must register up to 5 minutes before the start of the meeting. Speakers will be selected at random.

Public comment is a time to provide feedback. City Council does not respond to public comment. Speakers who engage in threatening or disorderly behavior will have their time ceased.

### Consent Agenda

All items under the Consent Agenda are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion of these items unless a City Council Member, City Manager, or Corporation Counsel so requests; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

The City's Boards and Commissions hold Public Hearings prior to some City Council agenda items appearing on the City Council's Meeting Agenda. Persons who wish to address the City Council should provide new information that is pertinent to the issue before them.

### Regular Agenda

All items that provide the City Council an opportunity to receive a presentation, ask questions of City Staff, seek additional information, or deliberate prior to making a decision will be placed on the Regular Agenda.

### Mayor and Council

**Mayor** - Dan Brady

#### City Council Members

Ward 1 - Jenna Kearns  
Ward 2 - Micheal Mosley  
Ward 3 - Sheila Montney  
Ward 4 - John Danenberger  
Ward 5 - Michael Straza  
Ward 6 - Cody Hendricks  
Ward 7 - Mollie Ward  
Ward 8 - Kent Lee  
Ward 9 - Abby Scott

**City Manager** - Jeff Jurgens  
**Sr. Deputy City Manager** - Billy Tyus  
**Deputy City Manager** - Sue McLaughlin

### City Logo Design Rationale

The **CHEVRON** Represents:  
Service, Rank, and Authority  
Growth and Diversity, A Friendly and  
Safe Community A Positive, Upward  
Movement and Commitment to Excellence!

#### Mission, Vision and Value Statement

##### Mission

To Lead, Serve and Uplift the City of  
Bloomington

##### Vision

A Jewel of the Midwest Cities

##### Values

Service-Centered, Results-Driven, Inclusive

#### Strategic Plan Goals

- Financially Sound City Providing Quality Basic Services
- Upgrade City Infrastructure and Facilities Grow the Local Economy
- Strong Neighborhoods
- Great Place - Livable, Sustainable City
- Prosperous Downtown Bloomington



**City Council - Special Session Agenda**  
**Government Center Boardroom, 4th Floor, Room #400**  
**115 E. Washington Street, Bloomington, IL 61701**  
**Monday, March 16, 2026 - 6:00 PM**

**1. Call to Order**

**2. Pledge of Allegiance to the Flag**

**3. Remain Standing for a Moment of Silent Prayer and/or Reflection**

**4. Roll Call**

**5. Public Comment**

Individuals wishing to provide emailed public comment must email comments to [publiccomment@cityblm.org](mailto:publiccomment@cityblm.org) at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person or remotely may register at [www.cityblm.org/register](http://www.cityblm.org/register) at least 5 minutes before the start of the meeting for in-person public comment and at least 15 minutes before the start of the meeting for remote public comment.

**6. Consent Agenda**

Items listed on the Consent Agenda are approved with one motion; Items pulled by City Council from the Consent Agenda for discussion are listed and voted on separately.

**A. Consideration and Action to Approve the Minutes of the February 17, 2026, Regular Committee of the Whole Meeting, as requested by the City Clerk Department.** (Recommended Motion: The proposed Minutes be approved.)

**B. Consideration and Action on an Ordinance Authorizing the Execution of A Quit Claim Deed for the Purpose of Clearing Title to Certain Real Property and Conveying Any City of Bloomington Interest in that Property to the Bloomington-Normal Water Reclamation District, as requested by the Engineering Department.** (Recommended Motion: The proposed Ordinance be approved.)

**7. Regular Agenda**

**A. Presentation and Discussion of the Fiscal Year 2027 Proposed Budget - Capital Projects and other Key Initiatives, as requested by the Finance Department.** (Recommended Motion: None; Presentation and Discussion Only.) (Presentation by Jeff Jurgens, City Manager, Scott Rathbun, Finance Director, and various Department Heads, 1 hour; and City Council Discussion, 30 minutes.)

**8. City Manager's Discussion**

**9. Council Member Discussion**

**10. Mayor's Discussion**

## **11. Executive Session**

- A. None planned; although the City Council may go into Executive Session as needed and allowed by law (5 ILCS 120/2).**

## **12. Adjournment**

Individuals with disabilities planning to attend the meeting who require reasonable accommodations to observe and/or participate, or who have questions about the accessibility of the meeting, should contact the City's ADA Coordinator at 309-434-2468 or [mhurt@cityblm.org](mailto:mhurt@cityblm.org).



**Consent Agenda Item No. 6.A.**

**For City Council:** March 16, 2026

**Ward Impacted:** City Wide

**Subject:** Consideration and Action to Approve the Minutes of the February 17, 2026, Regular Committee of the Whole Meeting, as requested by the City Clerk Department.

**Recommended Motion:** The proposed Minutes be approved.

**Strategic Plan:**

**Goal 1.** Financially Sound City Providing Quality Basic Services

**Objective 1d.** City services delivered in the most cost-effective, efficient manner

**Background:** The minutes of the meetings provided have been reviewed and certified as correct and complete by the City Clerk. In compliance with the Open Meetings Act, minutes must be approved 30 days after the meeting or at the second subsequent regular meeting whichever is later. In accordance with the Open Meetings Act, minutes are available for public inspection and posted to the City's website within 10 days after approval.

**Community Groups/Interested Persons Contacted:** N/A

**Financial Impact:** N/A

**Attachments:**

1. DRAFT 02-17-2026 COW Minutes



**Minutes  
Committee of the Whole - Regular Session Meeting  
Tuesday, February 17, 2026 - 6:00 PM**

The Committee of the Whole convened in regular session in the Government Center Boardroom. Mayor Dan Brady called the meeting to order and led the Pledge of Allegiance, ending with a moment of silent prayer/reflection.

**Roll Call**

**Present:** Council Member Jenna Kearns Mayor Dan Brady  
Council Member Micheal Mosley  
Council Member Sheila Montney  
Council Member John Danenberger  
Council Member Michael Straza  
Council Member Cody Hendricks  
Council Member Kent Lee  
Council Member Abby Scott

**Absent:** Council Member Mollie Ward

**Public Comment**

No emailed Public Comment was received. Barbara Stuart registered to speak but was not present.

**Consent Agenda**

Items listed on the Consent Agenda are approved with one motion; Items pulled by City Council from the Consent Agenda for discussion are listed and voted on separately.

**Council Member Straza made a motion, seconded by Council Member Danenberger, to approve the Consent Agenda, as presented.**

Item 6.A. Consideration and Action to Approve the Minutes of the January 20, 2026, Regular Committee of the Whole Meeting, as requested by the City Clerk Department. (Recommended Motion: The proposed Minutes be approved.)

**Mayor Brady directed the Clerk to call roll:**

**Ayes:** Kearns, Mosley, Montney, Danenberger, Straza, Hendricks, Lee, Scott

**Motion Carried.**

**Regular Agenda**

*The following Item was presented:*

Item 7.A. Presentation on a Bloomington-Normal Economic Development Council (BN-EDC) Strategic Plan Update, as requested by the City Clerk Department.

Patrick Hoban, Executive Director of the Bloomington Normal Economic Development

Council ("BN-EDC"), presented a quarterly economic development update outlining the role and structure of the BN-EDC as a public-private partnership focused on retaining, expanding, and attracting jobs and investment. He summarized the Organization's activity and impact, noting roughly 430 project opportunities and 87 announced deals, extensive administration of enterprise zone incentives, and an estimated \$455 million in return to Bloomington over six years - about \$7.57 for every \$1 of annual City support. He explained that success depended on strong community fundamentals such as infrastructure, available sites, workforce, and quality of place, and he highlighted current and planned initiatives including business retention and expansion visits, community asset mapping, housing and childcare study work, entrepreneurial support tools, and new incentives and training efforts to keep projects moving and maintain a solid, diversified local economy.

Council Member Lee asked Mr. Hoban to elaborate on how the community was losing people because it was becoming expensive to live in Bloomington, and what Council could do. Mr. Hoban explained that the City's "missing middle" housing work and the number of housing projects in the queue were positive steps, but highlighted that the situation was largely driven by rent and home prices in Bloomington, which were notably higher than in surrounding communities. He stated that the City was on the right track with current and planned housing projects, but wished it were at a faster pace, noting the concerns were raised in early 2021.

Council Member Scott and Mr. Hoban discussed how high childcare costs impacted the community. Mr. Hoban explained that Bloomington-Normal had the second-highest childcare costs in Illinois and that it could be more expensive than college. He said higher local wages contributed to rising childcare wages and costs, which, while positive for workers, created affordability problems for families and had already led to the closure of some childcare centers.

Council Member Straza discussed specific solutions that might address the community's intertwined challenges of housing affordability, childcare costs, and rising living expenses with Mr. Hoban. Mr. Hoban noted the BN-EDC's recent study outlined multiple options, such as stipends, regulatory adjustments, and enhanced tax credits, that had been submitted to the Governor to help offset costs and prevent further childcare center closures.

Council Member Montney discussed the definition of a "solid community," a term used as foundational for economic development. Mr. Hoban said he chose Bloomington-Normal because of its strong university presence and large student population, and stressed that the main challenge was keeping the community affordable so students and other residents could remain, given the already high demand to live there.

Mayor Brady confirmed that the City had committed \$100,000 to BN-EDC but that the current commitment was \$120,000.

*The following Item was presented:*

Item 7.B. Presentation on a Project Update on The Bridge, as requested by the City Clerk Department.

Matt Burgess, Executive Director of Home Sweet Home Ministries, gave an update on the Bridge project, explaining that construction was almost complete and residents began moving into the cabins on January 19th, just before a major cold snap. He described unexpectedly high initial demand (31 people moved in on the first day) and reported that occupancy quickly exceeded their original targets, with all residents having previously lived outdoors in local encampments. Mr. Burgess also noted some early operational challenges that were actively being addressed while

maintaining a focus on safety, low-barrier access, and helping residents adjust to being indoors. He reported a few residents had left The Bridge, some voluntarily and some for safety-related rule violations, but said staff were actively planning paths for those individuals to re-engage with services and even held a cabin for one person in residential treatment. He added that nearly all cabins were operational, recently vacated spaces were being refilled, and final security gate installations were expected soon. He reported that remaining construction items were nearing completion, and described operational practices including daily resident check-ins, cabin inspections, and increased vigilance where needed. He reported that 911 calls were far less frequent than when nearby encampments existed, highlighted strong support from partner agencies, and early resident successes. He shared that multiple other Illinois communities had visited or planned to visit to learn from the model.

Mayor Brady thanked Mr. Burgess and his staff for the entire project and ongoing efforts.

Council Member Lee asked if The Bridge was adequately staffed to keep up with the additional responsibilities. Mr. Burgess said his team generally felt adequately staffed to operate The Bridge, but acknowledged they were very busy and sometimes had to pull staff from the main campus, especially during the day, while a key Program Manager position remained vacant. He explained that extensive training helped staff to feel equipped to handle most situations, and noted that police officers typically responded quickly and had been strong partners in maintaining a safe environment. They then discussed internship opportunities with local colleges.

Council Member Hendricks expressed pride that Bloomington was directly addressing homelessness, housing, and childcare despite neighborhood concerns and stigma, acknowledged that some residents were uneasy about the Bridge being located in their area, and said the presentations on these issues reflected well on the community's values as he thanked both presenters for their work.

Council Member Danenberger and Mr. Burgess discussed collaborating with local organizations on future landscaping.

Council Member Kearns and Mr. Burgess discussed fencing issues and solutions.

Council Member Straza commended the early success of The Bridge and acknowledged the challenges presented, then asked whether there were additional needs or ways the public and community could help with. Mr. Burgess did not yet have full clarity on all future needs due to the early stages of The Bridge, but noted that transportation was already a clear pressure point.

Mayor Brady and Mr. Burgess discussed how long a resident could stay at The Bridge, noting that these were individuals with some of the most significant barriers to housing, so while he informally estimated an average stay of about six months, actual durations would vary case by case. They then compared statistics to the main campus location and discussed that there was still significant work to be done to eliminate homelessness in the community.

*The following Item was presented:*

Item 7.C. Presentation on the City's 2025 Accomplishments, as requested by the City Clerk Department.

City Manager Jeff Jurgens introduced a 10-minute video that highlighted the City's 2025 Accomplishments. He then gave a brief overview of said accomplishments, highlighting heavy workloads and key achievements across support departments (City Clerk, Finance, HR, IT, Legal/Procurement) and noted progress on major projects such as early closure of the failing

Market Street garage, advancement of the Downtown Streetscape, removal of long-blighted downtown buildings, and laying the groundwork for a substantial increase in housing construction in 2026 to help address affordability.

**City Manager’s Discussion**

Mayor Brady thanked all City staff for their continued hard work.

**Executive Session**

Item 9.A. None planned; although the City Council may go into Executive Session as needed and allowed by law (5 ILCS 120/2).

No Executive Session was held.

**Adjournment**

**Council Member Hendricks made a motion, seconded by Council Member Straza, to adjourn the meeting.**

**Mayor Brady directed the Clerk to call roll:**

**Ayes:** Kearns, Mosley, Montney, Danenberger, Straza, Hendricks, Lee, Scott

**Motion Carried.**

The meeting adjourned at 7:01 PM.

**CITY OF BLOOMINGTON**

**ATTEST**

\_\_\_\_\_  
Dan Brady, Mayor

\_\_\_\_\_  
Amanda Stutsman, Deputy City Clerk



## Consent Agenda Item No. 6.B.

**For City Council:** March 16, 2026

**Ward Impacted:** City Wide

**Subject:** Consideration and Action on an Ordinance Authorizing the Execution of A Quit Claim Deed for the Purpose of Clearing Title to Certain Real Property and Conveying Any City of Bloomington Interest in that Property to the Bloomington-Normal Water Reclamation District, as requested by the Engineering Department.

**Recommended Motion:** The proposed Ordinance be approved.

**Strategic Plan:**

**Goal 1.** Financially Sound City Providing Quality Basic Services

**Objective 1e.** Partnering with others for the most cost-effective service delivery

**Background:** The Bloomington-Normal Water Reclamation District ("BNWRD") is undertaking a project to construct natural wetlands along a section of the Sugar Creek corridor located outside the corporate limits of the City of Bloomington. As part of its land-acquisition efforts for this initiative, BNWRD purchased a parcel of property from a private party. During the title review for that purchase, it was discovered that the chain of title appeared to show a City of Bloomington property interest in a portion of the parcel.

The parcel in question is a 16-foot wide, approximately 170-foot long, isolated tract bordering Sugar Creek. It is not contiguous with any other City-owned land and does not serve, nor is it anticipated to serve, any operational purpose for existing or planned City projects. BNWRD's wetlands project, by contrast, will provide significant public benefits, including improved water quality through nutrient removal, enhanced stormwater storage, and reduced flooding impacts within the urban environment. The project also contributes to the establishment of a greenway corridor for community use and ecological enhancement.

As BNWRD continued its due diligence and title research, both a title company and a local surveyor determined that an error in one or more earlier deeds had resulted in an incorrect legal description. That mistake caused the County's GIS and related records to mistakenly reflect an apparent City interest in the property. A subsequent survey confirmed that the City did not receive, and does not currently possess, any ownership interest in the parcel despite the erroneous indication in the title history.

To the extent any cloud on title persists due to these historical recording errors, it may be resolved by the City formally conveying whatever interest it may appear to hold to BNWRD. This action would clear title and allow the wetlands project to proceed without encumbrance.

City staff recommend that the ordinance be approved and the quit claim deed be executed and delivered to BNWRD.

**Community Groups/Interested Persons Contacted:** BNWRD

**Financial Impact:** None.

**Attachments:**

1. Ordinance
2. Ordinance - Exhibit A - Quit Claim Deed

**ORDINANCE NO. 2026 - \_\_\_\_**

**AN ORDINANCE AUTHORIZING THE EXECUTION OF A QUIT CLAIM DEED FOR THE PURPOSE OF CLEARING TITLE TO CERTAIN REAL PROPERTY AND CONVEYING ANY INTEREST IN THAT PROPERTY TO THE BLOOMINGTON-NORMAL WATER RECLAMATION DISTRICT (BNWRD)**

**WHEREAS**, the City of Bloomington ("City") is a home rule unit of local government with authority to legislate matters concerning its local government and affairs, including the disposition of property interests held by it; and

**WHEREAS**, the Bloomington-Normal Water Reclamation District ("BNWRD") is constructing natural wetlands along Sugar Creek outside the City's corporate limits; and

**WHEREAS**, the project will provide significant public benefits, including improved water quality, increased stormwater storage, and reduced flooding impacts within the urban environment; and

**WHEREAS**, during BNWRD's acquisition of a parcel for the project, it was discovered that the chain of title incorrectly reflected a potential City interest; and

**WHEREAS**, a title search and survey confirmed that the City's apparent interest arose from an earlier deed containing an erroneous legal description and/or other clerical error(s); and

**WHEREAS**, the parcel consists of a 16-foot wide, approximately 170-foot long isolated tract bordering Sugar Creek, is not contiguous to any other City-owned land, and does not serve, nor is it anticipated to serve, any operational purpose for existing or planned City projects; and

**WHEREAS**, the City's apparent interest creates a cloud on title that may affect BNWRD's intended use and control of the property and could affect BNWRD's eligibility for related grant funding; and

**WHEREAS**, the City wishes to support the project by clarifying the title and relinquishing any interest it may have through a Quit Claim Deed to BNWRD; and

**WHEREAS**, City staff recommends approval of the Quit Claim Deed (Exhibit A); and

**WHEREAS**, the City Council finds it in the City's best interests to relinquish any interest in the property to BNWRD.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:**

**SECTION 1.** That the recitals set forth above are incorporated herein.

**SECTION 2.** The City Manager, or designated representatives, are authorized to execute the proposed Quit Claims Deed (Exhibit A), and all other necessary documents to complete the transaction.

**SECTION 3.** If any section, clause, provision, or part of this Ordinance shall be found and

determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect.

**SECTION 4.** The City Clerk is hereby authorized to publish this ordinance in pamphlet form as provided by law.

**SECTION 5.** This Ordinance is enacted pursuant to the authority granted to the City as a home rule unit by Article VII, Section 6 of the 1970 Illinois Constitution.

**SECTION 6.** This Ordinance shall be effective immediately after its approval and publication as required by law.

**PASSED** this 16th day of March 2026.

**APPROVED** this \_\_\_\_\_ day of March 2026.

**CITY OF BLOOMINGTON**

**ATTEST**

\_\_\_\_\_  
Dan Brady, Mayor

\_\_\_\_\_  
Leslie Yocum, City Clerk

## EXHIBIT A

# **QUIT CLAIM DEED BY CORPORATION**

**This Document Was Prepared By:**

Elizabeth B. Megli  
Livingston, Barger, Brandt & Schroeder  
115 W. Jefferson St. Ste 400  
Bloomington, IL 61701  
PH: 309-828-5281

**Upon Recording, Return To  
And Name & Address of Taxpayer:**

Bloomington and Normal Water  
Reclamation District  
P.O. Box 3307  
Bloomington, IL 61702

§

THIS INDENTURE WITNESSETH, That the Grantor, THE CITY OF BLOOMINGTON a municipal corporation organized and existing under and by virtue of the Laws of the State of Illinois having its principal office at Bloomington, Illinois, for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid, Conveys and Quit Claims to BLOOMINGTON AND NORMAL WATER RECLAMATION DISTRICT, a body politic and corporate, having its principal office at Bloomington, McLean County, Illinois,, Grantee, the following described real estate, situated in the county of McLean, in the State of Illinois:

The West 170.00 feet of Lot 7, all of Lot 8, Lot 9 and that portion of Lot 10 lying north of a tract of land conveyed to the Bloomington and Normal Water Reclamation District in Warranty Deed Document No. 2004-25576 in Abbott's Subdivision of part of the Northeast Quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois.

Permanent Index Numbers: 21-05-154-020

SUBJECT TO general taxes for the year 2026 and all years thereafter.  
SUBJECT TO any valid easements, covenants, and restrictions of record affecting title to said premises.

This deed is made, executed and delivered pursuant to authority given by the Board of Directors of said corporation at a meeting called for that purpose.





## Regular Agenda Item No. 7.A.

**For City Council:** March 16, 2026

**Ward Impacted:** City Wide

**Subject:** Presentation and Discussion of the Fiscal Year 2027 Proposed Budget - Capital Projects and other Key Initiatives, as requested by the Finance Department.

**Recommended Motion:** None; Presentation and Discussion Only.

### **Strategic Plan:**

**Goal 1.** Financially Sound City Providing Quality Basic Services

**Objective 1a.** Budget with adequate resources to support defined services and level of services

**Background:** On Monday night, City staff will spend time outlining the proposed Capital Projects for the Citywide Proposed Budget for Fiscal Year ("FY") 2027, along with other key initiatives included within the proposed budget. The proposed Citywide budget totals \$370.5 million, with the General Fund totaling \$148.3 million, representing about 40% of the total budget. Planned capital improvements total approximately \$111.7 million, representing about 30% of the total budget. This is an increase of about \$30.6 million from FY 2026 and represents an emphasis on infrastructure upgrades and other priorities. Public safety is also a focus of the proposed budget, with over 50% of General Fund being targeted for fire and police.

In relation to the Capital Projects, the water system upgrades, totaling \$81.9 million, account for 73% of the total capital improvement budget. Many of these investments are required by law, including lead service line replacements and critical system-wide repairs. These necessary projects ensure compliance with regulations and the continued reliability of Bloomington's water supply. These improvements have been planned for years and are funded through the City's water utility, with rate adjustments previously implemented specifically to support these required investments.

In addition to these major capital projects, City staff will also address key initiatives on Monday night, including the proposed neighborhood revitalization plan, various economic development initiatives, and the addition of a new crew to Public Works aimed at increasing the City's paving capacity throughout the year.

All detailed information on the capital projects and other budget initiatives for FY 2027 can be found in the budget books available on the City's website ([www.bloomingtonil.gov](http://www.bloomingtonil.gov)). Presentations related to these initiatives are also posted and accessible for stakeholders. These documents can be located under the "Annual Budget" section on the Departments - Finance page of the website.

**Community Groups/Interested Persons Contacted:** N/A

**Financial Impact:** N/A

**Attachments:**

None