



**Minutes
City Council - Regular Session
Monday, February 23, 2026 - 6:00 PM**

The City Council 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
Council Member Micheal Mosley
Council Member Sheila Montney, Remotely 6:03 PM
Council Member John Danenberger
Council Member Michael Straza
Council Member Cody Hendricks
Council Member Mollie Ward
Council Member Kent Lee
Council Member Abby Scott
Mayor Dan Brady

Council Member Lee made a motion, seconded by Council Member Danenberger, to allow Council Member Montney to attend remotely due to business reasons.

Mayor Brady directed the Clerk to call roll:

Ayes: Kearns, Mosley, Danenberger, Straza, Hendricks, Ward, Kent Lee, Abby Scott

Motion Carried.

Recognition/Appointments

Item 5.A. Recognition of a Board Appointment, as requested by the Administration Department.

The Mayor recognized the appointment of Ricardo Alvarado to the Public Safety and Community Relations Board.

Public Comment

Mayor Brady read a public comment statement of procedure. Greg Koos and Barb Stuart spoke in person. Alissa Banach registered to speak, but was not present at the meeting. No emailed Public Comment was received.

Consent Agenda

Council Member Straza made a motion, seconded by Council Member Danenberger, to approve the Consent Agenda with the exception of 7.E.

Item 7.A. Consideration and Action to Approve the Minutes of the January 26, 2026, Regular City Council Meeting, as requested by the City Clerk Department. (Recommended Motion: The proposed Minutes be approved.)

Item 7.B. Consideration and Action on Approving Bills and Payroll in the Amount of \$9,997,918.60, as requested by the Finance Department. (Recommended Motion: The proposed

Bills and Payroll be approved.)

Item 7.C. Consideration and Action on Approving Boards and Commissions Appointments, as requested by the Administration Department. (Recommended Motion: The proposed Appointments be approved.)

Item 7.D. Consideration and Action on a Resolution Approving an Engineering Services Agreement for the Design of a Water Quality Management System at Evergreen Lake, with Donohue & Associates, Inc., in an Amount Not to Exceed \$375,840, as requested by the Water Department. (Recommended Motion: The proposed Resolution be approved.)

RESOLUTION NO. 2026 - 025

A RESOLUTION APPROVING AN ENGINEERING SERVICES AGREEMENT FOR THE DESIGN OF A WATER QUALITY MANAGEMENT SYSTEM AT EVERGREEN LAKE, WITH DONOHUE & ASSOCIATES, INC., IN AN AMOUNT NOT TO EXCEED \$375,840

Item 7.E. was pulled from the Consent Agenda by Council Member Kearns.

Item 7.F. Consideration and Action on an Ordinance Approving a Redevelopment Agreement By and Between the City of Bloomington and Green Building, LLC, for the Property Commonly Known As 217 W. Jefferson St. (PIN: 21-04-327-004), as requested by the Development Services Department. (Recommended Motion: The proposed Ordinance be approved.)

ORDINANCE NO. 2026 - 011

AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF BLOOMINGTON AND GREEN BUILDING, LLC, FOR THE PROPERTY COMMONLY KNOWN AS 217 W. JEFFERSON ST. (PIN: 21-04-327-004)

Item 7.G. Consideration and Action on an Ordinance Approving a Zoning Map Amendment for the Subdivisions of Old Farm Lakes No. 1, Old Farm Lakes No. 2, Old Farm Lakes No. 3, Old Farm Lakes No. 4, Old Farm Lakes No. 5, Old Farm Lakes No. 6, Old Farm Lakes No. 7, Old Farm Lakes No. 8, Old Farm Lakes No. 9, Old Farm Lakes No. 10, Old Farm Lakes No. 11, Old Farm Lakes No. 12, Old Farm Lakes No. 13, Old Farm Lakes No. 14, Old Farm Lakes No. 15, a Portion of Old Farm Lakes Gardens, and Replat of Lots 1, 2, 3 & 4 & Outlot 2 Old Farm Lakes No. 1, from the R-2 (Multiple-Family Residence) District to the R-1C (Single-Family Residence) District, as requested by the Development Services Department. (Recommended Motion: The proposed Ordinance be approved.)

ORDINANCE NO. 2026 - 012

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR THE SUBDIVISIONS OF OLD FARM LAKES NO. 1, OLD FARM LAKES NO. 2, OLD FARM LAKES NO. 3, OLD FARM LAKES NO. 4, OLD FARM LAKES NO. 5, OLD FARM LAKES NO. 6, OLD FARM LAKES NO. 7, OLD FARM LAKES NO. 8, OLD FARM LAKES NO. 9, OLD FARM LAKES NO. 10, OLD FARM LAKES NO. 11, OLD FARM LAKES NO. 12, OLD FARM LAKES NO. 13, OLD FARM LAKES NO. 14, OLD FARM LAKES NO. 15, A PORTION OF OLD FARM LAKES GARDENS, AND REPLAT OF LOTS 1, 2, 3 & 4 & OUTLOT 2 OLD FARM LAKES NO. 1, FROM THE R-2 (MULTIPLE-FAMILY RESIDENCE) DISTRICT TO THE R-1C (SINGLE-FAMILY RESIDENCE) DISTRICT

Item 7.H. Consideration and Action on an Ordinance Approving a Zoning Map Amendment for the Property Commonly Known as 1029 Maple Hill Road, from the C-1 (Office)

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District to the R-3A (Multiple-Family Residence) District (PIN: 14-31-400-038), as requested by the Development Services Department. (Recommended Motion: The proposed Ordinance be approved.)

ORDINANCE NO. 2026 - 013

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR THE PROPERTY COMMONLY KNOWN AS 1029 MAPLE HILL ROAD, FROM THE C-1 (OFFICE) DISTRICT TO THE R-3A (MULTIPLE-FAMILY RESIDENCE) DISTRICT (PIN: 14-31-400-038)

Item 7.I. Consideration and Action on an Ordinance (1) Rescinding Ordinance No. 2025-100, "an Ordinance Approving the Final Plat of Bloomington Township Solar 1, LLC Subdivision (PIN: 20-26-200-006)"; and (2) Approving the Final Plat of Stringtown Solar Subdivision (PIN: 20-26-200-006), as requested by the Development Services Department. (Recommended Motion: The proposed Ordinance be approved.)

ORDINANCE NO. 2026 - 014

AN ORDINANCE (1) RESCINDING ORDINANCE NO. 2025- 100, "AN ORDINANCE APPROVING THE FINAL PLAT OF BLOOMINGTON TOWNSHIP SOLAR 1, LLC SUBDIVISION (PIN: 20-26-200-006)"; AND (2) APPROVING THE FINAL PLAT OF STRINGTOWN SOLAR SUBDIVISION (PIN: 20-26-200-006)

Mayor Brady directed the Clerk to call roll:

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

Motion Carried.

Item Pulled from the Consent Agenda

The following Item was presented:

Item 7.E. Consideration and Action on a Resolution Approving a Professional Services Agreement for the Development of a New Sign Code, with McKenna Associates, Inc., in the Amount of \$69,000, as requested by the Development Services Department.

Council Member Kearns asked why the Item was necessary, mentioned the Town of Normal had already updated its Code, and asked why the City could not simply copy or adapt the sign codes of other municipalities. Alissa Pemberton, Planning Manager, explained that Bloomington's Sign Code (from 1979) had become outdated and incomplete as sections were removed in response to court decisions. She compared the City's Code to Normal's, and explained why the City had selected a consultant to modernize Bloomington's Code.

Kelly Pfeifer, Development Services Director, explained that Bloomington's sign regulations existed as a standalone chapter, instead of being incorporated into a zoning ordinance. She shared why it was best to move the Sign Code into the zoning ordinance.

Council Member Kearns made a motion, seconded by Council Member Hendricks, to approve the Item as presented.

Mayor Brady directed the Clerk to call roll:

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

Motion Carried.

RESOLUTION NO. 2026 - 026

A RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT FOR THE DEVELOPMENT OF A NEW SIGN CODE, WITH MCKENNA ASSOCIATES, INC., IN THE AMOUNT OF \$69,000

Regular Agenda

The following Item was presented:

Item 8.A. Consideration and Action on (1) an Ordinance Amending the Bloomington City Code Chapter 3 with Text Amendments, Modifications, and Additions to the Advertising Sign Code, Relating to the Creation of an Approval Process for Signage on City Property or Right-of-Way; and (2) an Ordinance Amending the Bloomington City Code Chapter 44 with Text Amendments, Modifications, and Additions to the Zoning Code, Relating to the Creation of an Approval Process for Historic-Related Content on Signage on Public Property, as requested by the Legal Department.

City Manager Jeff Jurgens explained that the Item had originated from a resident's request to place a historic sign on public property, for which the City had no established process. He shared that Legal and Planning staff had collaborated to create a review framework to allow such signage, and thanked resident, Greg Koos, for identifying unintended impacts the amendments could have on existing historic signage. He complimented staff for their quickly revised proposal.

Mrs. Pemberton discussed how the proposed ordinances amended Chapter 3 (Advertising Sign Code) and Chapter 44 (Zoning Code) to create a review and approval process for signage on public property and City right-of-way, and excluded private property, Illinois Department of Transportation ("IDOT") right-of-way, and museum property. She emphasized that the goal was to create a level playing field so that anyone could propose signs on public property and, for historic-related signage, to route proposals through the Historic Preservation Commission using the existing Certificate of Appropriateness process. Leslie Yocum, City Clerk, noted that earlier in the day Council had received the updated ordinances that increased the total square footage from 12 feet to 16 feet.

Council Member Hendricks made a motion, seconded by Council Member Straza, to approve the Item as presented.

Mayor Brady directed the Clerk to call roll:

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

Motion Carried.

ORDINANCE NO. 2026 - 015

AN ORDINANCE AMENDING THE BLOOMINGTON CITY CODE CHAPTER 3 WITH TEXT AMENDMENTS, MODIFICATIONS, AND ADDITIONS TO THE ADVERTISING SIGN CODE, RELATING TO THE CREATION OF AN APPROVAL PROCESS FOR SIGNAGE ON CITY PROPERTY OR RIGHT-OF-WAY

ORDINANCE NO. 2026 - 016

AN ORDINANCE AMENDING THE BLOOMINGTON CITY CODE CHAPTER 44 WITH TEXT AMENDMENTS, MODIFICATIONS, AND ADDITIONS TO THE ZONING CODE, RELATING TO THE CREATION OF AN APPROVAL PROCESS FOR HISTORIC-RELATED CONTENT ON SIGNAGE ON PUBLIC PROPERTY

The following Item was presented:

Item 8.B. Presentation and Discussion of the Fiscal Year 2027 Budget Preview, as requested by the Finance Department.

City Manager Jurgens stated that the City was officially kicking off the Fiscal Year ("FY") 2027 budget season with the presentation. He noted that it was the first step in a multi-meeting process to refine the budget for Council approval.

Scott Rathbun, Finance Director, provided an overview of the extensive preparation involved in assembling the budget.

City Manager Jurgens explained that the budget preview and related information were available on the City's website and would be updated throughout the process. He highlighted that, compared to the FY 2026 approved budget, the proposed FY 2027 budget increased a little over 8% overall, which was largely driven by a significant rise in capital projects, especially water infrastructure. He then discussed a variety of projects, highlighted various expenses, and discussed ways the City saved money. He discussed staffing attrition in recent years, explaining that the proposed budget recommended 11 strategically placed new full-time staff.

Director Rathbun presented the budget growth exhibit, noting that the City's net operating budget had increased by about 3.39% annually since 2018, compared to a 7.3% annualized growth when full capital expenditures were included. He noted the recent spike in capital costs was driven by water infrastructure projects funded by previously adopted water, sewer, storm, and solid waste rate increases. He explained the budget's funding structure and provided an overview of each fund. He ended by reviewing the Proposed Budget's exhibits.

City Manager Jurgens stated that the proposed FY 2027 budget was balanced, was historically large due to mandated water infrastructure projects, and increased investments in streets, public safety, and neighborhood revitalization while limiting overall salary growth to about 2.6%. He also outlined the remaining budget schedule and noted that full budget books would be posted online for review.

Council Member Mosley, Director Rathbun, and City Manager Jurgens discussed the infrastructure investment and how it tied to the reallocated grocery tax, as well as Council Member Mosley's concerns about delaying bonds for the Public Works campus and other projects would result in increased costs.

Council Members Scott and Straza noted how the overall budget, especially capital spending, had grown from 2018 to 2027 and asked for additional information. Staff explained there was an annual operating growth of about 3 - 4%, but that the main increase was due to unforeseen and now-mandated water infrastructure projects and aging systems.

Council Member Lee confirmed with staff how they prioritized capital projects.

Council Member Ward suggested that the presentations be updated to reflect emergency or unexpected expenditures.

Council Member Montney logged out of the meeting at 6:55 PM.

Mayor Brady and Director Rathbun compared the budget for infrastructure costs to past years. They then discussed Illinois Municipal Retirement Fund ("IMRF") contributions, and how the rate had recently risen.

City Manager's Discussion

City Manager Jeff Jurgens reported that regional drought conditions had worsened and urged residents to continue conserving water, noting that combined lake levels were holding steady only because of strong community cooperation. He highlighted the FY 2027 budget resource on the City’s website and explained next steps for the budget approval process.

Council Member Discussion

No comments were made.

Mayor's Discussion

Mayor Brady noted upcoming local business openings and anniversaries, thanked businesses for investing in Bloomington, and recognized the community’s support through various civic events.

Executive Session

Item 12.A. Section 2(c)(21) of 5ILCS 120 - Semi-Annual Review of Historical Executive Session Minutes, as requested by the City Clerk Department.

Council Member Hendricks made a motion, seconded by Council Member Straza, to enter into Executive Session per Section 2(c)(21) of 5 ILCS 120 to discuss the Semi-Annual Review of Historical Executive Session Minutes.

Mayor Brady directed the Clerk to call roll:

Ayes: Kearns, Mosley, Danenberger, Straza, Hendricks, Ward, Lee, Scott

Motion Carried.

Council entered into Executive Session at 7:24 PM.

Adjournment

Council returned from Executive Session at 7:27 PM.

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

Mayor Brady directed the Clerk to call roll:

Ayes: Kearns, Mosley, Danenberger, Straza, Hendricks, Ward, Lee, Scott

Motion Carried.

The meeting adjourned at 7:28 PM.

CITY OF BLOOMINGTON

Dan Brady

Dan Brady, Mayor

ATTEST

Amanda Stutsman

Amanda Stutsman, Deputy City Clerk

