



**Minutes**  
**City Council - Regular Session**  
**Monday, March 9, 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 Micheal Mosley Mayor Dan Brady  
Council Member Sheila Montney  
Council Member John Danenberger  
Council Member Michael Straza  
Council Member Cody Hendricks  
Council Member Mollie Ward  
Council Member Kent Lee  
Council Member Abby Scott

**Absent:** Council Member Jenna Kearns

**Recognition/Appointments**

Item 5.A. Proclamation of March 20, 2026, as EID-UL-FITR Day, as requested by the Administration Department.

Mayor Brady shared that the Item would return for recognition at a future meeting date.

Item 5.B. Recognition of Boards & Commissions Appointments, as requested by the Administration Department.

The Mayor recognized Brian Kiley, Building Board of Appeals, and Bruce Tompkins, McLean County Regional Planning Commission.

**Public Comment**

Mayor Brady read a public comment statement of procedure. The following spoke in person: (1) Zach Carlson; (2) Matt Erickson; and (3) Chris Gibbons. John Woods registered to speak, but was not present. Zach Ferrier emailed public comment.

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

Item 7.A. Consideration and Action to Approve the Minutes of the February 8, 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

\$7,612,970.63, as requested by the Finance Department. (Recommended Motion: The proposed Bills and Payroll be approved.)

Item 7.C. Consideration and Action on a Resolution Approving the Purchase of Four New Henke/Wausau Snowplows, from Koenig Body and Equipment, Inc., in the Amount of \$134,912, as requested by the Public Works Department. (Recommended Motion: The proposed Resolution be approved.)

**RESOLUTION NO. 2026 – 027**

**A RESOLUTION APPROVING THE PURCHASE OF FOUR NEW HENKE/WAUSAU SNOWPLOWS, FROM KOENIG BODY AND EQUIPMENT, INC., IN THE AMOUNT OF \$134,912**

Item 7.D. Consideration and Action on a Resolution Approving the Purchase of Three (3) JRB-Komatsu Wheel Loader Buckets, from Roland Machinery Company, in the Amount of \$59,355, as requested by the Public Works Department. (Recommended Motion: The proposed Resolution be approved.)

**RESOLUTION NO. 2026 – 028**

**A RESOLUTION APPROVING THE PURCHASE OF THREE (3) JRB-KOMATSU WHEEL LOADER BUCKETS, FROM ROLAND MACHINERY COMPANY, IN THE AMOUNT OF \$59,355**

Item 7.E. Consideration and Action on a Resolution Approving the Release of Certain Closed Executive Session Meeting Minutes, as requested by the City Clerk Department. (Recommended Motion: The proposed Resolution be approved.)

**RESOLUTION NO. 2026 – 029**

**ON A RESOLUTION APPROVING THE RELEASE OF CERTAIN CLOSED EXECUTIVE SESSION MEETING MINUTES**

Item 7.F. Consideration and Action on a Resolution Authorizing Waiving the Technical Bidding Requirements and Authorizing City Staff to Negotiate an Agreement with Rowe Construction, A Division of United Contractors Midwest, for the Fiscal Year 2027 General Street Resurfacing Program, as requested by the Engineering Department. (Recommended Motion: The proposed Resolution be approved.)

**RESOLUTION NO. 2026 – 030**

**A RESOLUTION AUTHORIZING WAIVING THE TECHNICAL BIDDING REQUIREMENTS AND AUTHORIZING CITY STAFF TO NEGOTIATE AN AGREEMENT WITH ROWE CONSTRUCTION, A DIVISION OF UNITED CONTRACTORS MIDWEST, FOR THE FISCAL YEAR 2027 GENERAL STREET RESURFACING PROGRAM**

Item 7.G. Consideration and Action on an Ordinance Approving the Third Amendment to the Agreement for Energy Brokerage Services with the Stone River Group Regarding Term Extension, as requested by the Administration - Facilities Department. (Recommended Motion: The proposed Ordinance be approved.)

**ORDINANCE NO. 2026 – 017**

**AN ORDINANCE APPROVING THE THIRD AMENDMENT TO THE AGREEMENT FOR ENERGY BROKERAGE SERVICES WITH THE STONE RIVER GROUP REGARDING TERM**

MINUTES

CITY COUNCIL - REGULAR SESSION

MONDAY, MARCH 9, 2026, 6:00 PM

Page 2 of 7

## EXTENSION

Item 7.H. Consideration and Action on an Ordinance Approving a Special Use Permit for a Wireless Communications Facility in the B-1 (General Commercial) District for the Property Commonly Known as 1106 Interstate Drive (PIN: 13-36-401-001), as requested by the Development Services Department. (Recommended Motion: The proposed Ordinance be approved.)

### ORDINANCE NO. 2026 – 018

#### **AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A WIRELESS COMMUNICATIONS FACILITY IN THE B-1 (GENERAL COMMERCIAL) DISTRICT FOR THE PROPERTY COMMONLY KNOWN AS 1106 INTERSTATE DRIVE (PIN: 13-36-401-001)**

Item 7.I. Consideration and Action on an Application from SB Group 1, LLC, located at 1802 W. Market St., Requesting Approval of a Class GPAS (Gas Station Grocery Convenience Store, All Types of Alcohol, Package, and Sunday Sales) Liquor License, as requested by the City Clerk Department. (Recommended Motion: The proposed Application be approved.)

Item 7.J. Consideration and Action on an Application from Singh Munder, Inc., d/b/a Munder Foodmart, 1801 S. Veteran's Pkwy, Requesting Approval of a Class GPBS (Gas Station Grocery Convenience Store, Beer & Wine Only, Package, and Sunday Sales) Liquor License, as requested by the City Clerk Department. (Recommended Motion: The proposed Application be approved.)

Item 7.K. Consideration and Action on an Application from RV Petroleum, LLC, located at 1331 N. Linden St., Requesting Approval of a Class PB (Package, Beer & Wine Only) Liquor License, as requested by the City Clerk Department. (Recommended Motion: The proposed Application be approved.)

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

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

**Motion Carried.**

#### **Regular Agenda**

The following Item was presented:

Item 8.A. Consideration and Action on an Ordinance Approving a Tri-Party Development Agreement by and between the City of Bloomington, The Carle Foundation, and Deneen Brothers Farm, LLC, for the Undeveloped Property North of IL Route 9, South of Cornelious Drive Extended, and East of Trinity Lane (PIN: 15-31-300-020), as requested by the Development Services Department.

Council Member Ward recused herself due to working for The Carle Foundation (6:13 PM).

Senior Deputy City Manager ("DCM") Billy Tyus stressed the positive impacts the Item will have on the community.

Kelly Pfeifer, Development Services Director, presented the preliminary plan (concept drawings), explaining that the project was modeled after Carle at the Fields and would create a regional healthcare hub with medical facilities, commercial uses, a trail connection to the Constitution Trail, and potential multifamily housing. She noted the agreement included the construction of a private road, retention basin, and trail to connect the Constitution Trail, which the City would take possession of once the three portions were constructed. Director Pfeifer noted that

MINUTES

CITY COUNCIL - REGULAR SESSION

MONDAY, MARCH 9, 2026, 6:00 PM

Page 3 of 7

the project would complete long-planned infrastructure, improve traffic circulation, and serve as a key Eastern bookend to the Empire Street commercial corridor.

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

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

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

**Abstain:** Ward

**Motion Carried.**

**ORDINANCE NO. 2026 – 019**

**AN ORDINANCE APPROVING A TRI-PARTY DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF BLOOMINGTON, THE CARLE FOUNDATION, AND DENEEN BROTHERS FARM, LLC, FOR THE UNDEVELOPED PROPERTY NORTH OF IL ROUTE 9, SOUTH OF CORNELIOUS DRIVE EXTENDED, AND EAST OF TRINITY LANE (PIN: 15-31-300-020)**

Council Member Ward returned to the meeting (6:23 PM).

The following Item was presented:

Item 8.B. Consideration and Action on an Ordinance Approving a Redevelopment Agreement between the City of Bloomington and Lifelong Access, for Downtown Parking and in Support of the Redevelopment of the Former Pantagraph Building, Located at 301 W. Washington St., as requested by the Administration Department.

DCM Tyus presented an overview of the proposed redevelopment agreement with Lifelong Access for Downtown parking in support of the former Pantagraph building's redevelopment into a services campus. He explained that, after the Market Street Parking Garage proved too costly to replace with a structured facility, the City and Connect Transit pivoted to a lower-cost plan involving demolition of the garage, creation of some on-site surface parking, and relocation of additional parking to nearby lots. As part of this, the City negotiated with Lifelong Access to acquire and construct surface parking on lots north of the former Pantagraph building and an adjacent parcel, while granting Lifelong Access a long-term lease for parking at the existing Elks lot. He noted that the arrangement would provide more total parking spaces than the original garage design at a fraction of the cost, retain all parking revenues for the City, add a small Downtown green space, and support both the Arena and the new Lifelong Access campus, while still allowing future development options on nearby properties.

City Manager Jeff Jurgens added that Lifelong Access had been a strong partner in developing the Downtown Parking Plan and that the agreement was designed to benefit both the City and Lifelong Access. He noted that, although the Elks lot lease was for 99 years, both sides understood the need for flexibility if future development occurred and alternative parking could be provided. He indicated that a future parking garage in the area was still likely and concluded by thanking staff and Lifelong Access for their extensive work on the agreement.

Council Member Hendricks and DCM Tyus discussed one-way and angled parking on Roosevelt Street and how the design was meant to safely handle bus traffic and add parking.

Council Member Mosley and DCM Tyus then discussed the need for a 99-year lease and

that the long term was meant to give Lifelong Access long-range parking certainty for its major investment while still allowing the City to maintain ownership of the Elks property. DCM Tyus noted that detailed lease terms were being drafted and would address the specific concerns discussed.

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

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

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

**Motion Carried.**

### **ORDINANCE NO. 2026 – 020**

#### **AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT BETWEEN THE CITY OF BLOOMINGTON AND LIFELONG ACCESS, FOR DOWNTOWN PARKING AND IN SUPPORT OF THE REDEVELOPMENT OF THE FORMER PANTAGRAPH BUILDING, LOCATED AT 301 W. WASHINGTON ST.**

The following Item was presented:

Item 8.C. Fiscal Year 2027 Proposed Budget Presentation, as requested by the Finance Department.

City Manager Jurgens gave an overview of the proposed Fiscal Year ("FY") 2027 budget, explaining that the formal proposal matched the earlier preview presented. He noted that detailed budget books had been published online, covering the General Fund and Capital/Enterprise Funds. He highlighted major themes: a historic increase in water capital investment funded by prior water rate changes, higher costs from inflation and health insurance, and continued prioritization of public safety, infrastructure, housing, and economic vitality. He outlined the budget adoption schedule and emphasized transparency and public access to all materials.

City Manager Jurgens and Finance Director Scott Rathbun explained that the main driver of the overall increase in the budget was a large, planned expansion of the City's water system capital projects funded by earlier water rate changes. They noted that, aside from these one-time capital costs, operating budget growth was relatively modest and continued to prioritize public safety, infrastructure, housing, and economic vitality, while also covering higher inflation, utility, and health insurance costs. They said the City would postpone issuing a large new bond for major facilities until revenues were better confirmed and instead would use FY 2027 to catch up on equipment and critical maintenance. They then outlined the upcoming schedule for capital project presentations, the public hearing, and final budget adoption, and pointed residents to the City's website for full budget details.

Council Member Montney raised concerns about the size of the budget increase, how much of it was being covered by new water-rate revenues, and the City's overall debt and deferred maintenance. She asked for clear public information on the Arena's original cost, remaining principal, and total debt service, and requested a more concrete inventory of deferred maintenance. She also questioned whether some reserves could be used to pay down existing debt instead of refinancing. Director Rathbun replied that most of the increase in service-charge revenue was from water rates, that water revenues legally could not be used to pay non-water debt, and that staff were developing a deferred maintenance inventory. He agreed to provide clearer Arena debt figures and noted that decisions on debt paydown versus refinancing involved

legal limits, policy choices, and advice from the City's financial consultants.

Council Member Mosley and Director Rathbun discussed why the City delayed a major bond issue and how interest rates and rising project costs influenced that choice. Director Rathbun explained that the delay was primarily to verify new revenues would be sufficient to cover future debt payments and to use the coming year to catch up on equipment and maintenance. He noted that waiting could result in borrowing at lower interest rates, even though construction costs could increase, and characterized the decision as a risk-reward balance.

Mayor Brady and Director Rathbun discussed the 2016 mental health sales tax, which showed the 10% of home rule sales tax revenue the City remitted to the County for mental health, noting it reflected as a pass-through policy decision rather than an expansion of City government.

Council Member Danenberger left the meeting (7:09 PM).

### **City Manager's Discussion**

City Manager Jeff Jurgens provided an update on the drought and water conservation efforts. He reported that instead of having the regularly planned Committee of the Whole meeting the following week, there would be a special City Council meeting to allow voting. He reminded the community where to find FY 2027 budget materials online and closed by thanking Council Member Ward, the Mayor, Police leadership, and residents for participating in a recent neighborhood meeting on gun violence. He emphasized the City's commitment to addressing safety concerns in that area.

Council Member Danenberger returned to the meeting (7:12 PM).

### **Council Member Discussion**

Council Member Ward talked the recent neighborhood meeting on gun violence that the City Manager had mentioned. She thanked City leaders, Police, the host church, and residents for participating, noting progress on related issues and a strong interest in forming a neighborhood association. She urged the City to shift funding toward proactive violence-prevention efforts rather than only reactive measures.

Council Member Scott encouraged the community to participate in early voting.

Council Member Montney thanked Director Pfeifer, DCM Tyus, and their staff for their extensive work on right-zoning the Old Farm Lakes subdivision.

Council Member Mosley reported on his first neighborhood walk of the year in the Oakwood Subdivision with Sergeant Nowers and the Police Department. He thanked them for their participation, noting the value of educating residents on City services.

### **Mayor's Discussion**

Mayor Brady discussed his recent One Voice trip in Washington, D.C., where he, Council Member Straza, and City Manager Jurgens advocated directly with federal legislators and the City's lobbyists for Bloomington's capital needs and projects. He noted his participation in starting the Zoo Stampede race, highlighting strong community support for the Zoo and its Foundation.

### **Executive Session**

No Executive Session was held.

**Adjournment**

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

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

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


**Motion Carried** (viva voce).

The meeting adjourned at 7:24 PM.

**CITY OF BLOOMINGTON**

**ATTEST**

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

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

