CITY OF Bloomington ILLINOIS

Minutes
City Council - Regular Session
Monday, July 13, 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 Council Member Michael Straza Council Member Cody Hendricks Council Member Mollie Ward Council Member Kent Lee Council Member Abby Scott	Mayor Dan Brady
Absent:	Council Member John Danenberger	

Council Member Montney made a motion, seconded by Council Member Ward, to allow Council Member Kearns to attend the meeting remotely due to a health reason.

Mayor Brady directed the Clerk to call roll:

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

Motion Carried.

Council Member Kearns joined the meeting remotely at 6:03 PM.

Recognition/Appointments

Item 5.A. Proclamation Recognizing July 18, 2026, as Arts & Health Day, as requested by the Administration Department.

Faisal Rashid, Cultural Commission Chair; Angelique Racki, Cultural Commission Vice-Chair; and Tracy Gaston Spears, Cultural Commission Member, accepted the Proclamation. Mr. Rashid discussed how the City's Cultural Commission continues to better the community.

Public Comment

Mayor Brady read a public comment statement of procedure. Justin Helle and Deborah Halperin spoke in person. The following emailed public comments: (1) Margaret Kathy Crutcher; (2) Will Gagic; (3) London Warholic; (4) Gage Juarez; (5) Vicki Ehlers; and (6) Mark Zablocki.

Public Hearings

Item 7.A. Public Hearing for the Program Year 2025 Community Development Block Grant (CDBG) Consolidated Annual Performance Evaluation Report (CAPER), as requested by the Community Impact & Enhancement Department.

Mayor Brady opened the Public Hearing at 6:13 P.M.

Cordaryl Patrick, Community Impact & Enhancement Director, and William Bessler, Grants Manager, presented the 2025 Program Year Consolidated Annual Performance and Evaluation Report ("CAPER"), which covered May 1, 2025 through April 30, 2026. They explained that the Community Development Block Grant ("CDBG") Program (“Program”) was administered through the U.S. Department of Housing and Urban Development ("HUD"). Mr. Bessler explained that the Program’s total spending for the year was just under $600,000. He shared that a strong majority of the funds spent were on housing-related initiatives including 13 affordable housing units being repaired or rehabilitated. He noted that 75% of the projects were within the City’s regeneration or preservation area. He reported that public service dollars were capped at 15% of the annual allocation, and were distributed where they would make the biggest impact on the community. He discussed funds given to Home Sweet Home Ministries' Unhoused Street Outreach Program, the West Bloomington Revitalization Project, and to KTB Financial Services’ Financial Empowerment Program. He shared that administrative service funding had been awarded to Prairie State Legal Services’ Self-Sufficiency Training for residents in public housing or using public housing vouchers, as well as funds allocated to the McLean County Regional Planning Commission ("MCRPC") for their community planning activities. Mr. Bessler highlighted two projects, one rehabilitation for a resident and a playground replacement at Holton Homes, a Bloomington Housing Authority property. He shared that the public comment period for the draft CAPER had opened on July 6, 2026, and would conclude on July 22, 2026, and ended by stating that the report was available on the City’s website, at The Hub, and in the Community Impact & Enhancement Department.

Mayor Brady opened the floor for public testimony. No one came forward. He then opened the floor to Council.

Council Member Ward asked how Program Year compared to the prior program year. Mr. Bessler didn't have exact figures with him, but noted that staff had historically seen an increase in the number of completed housing rehabilitation projects as funding had increased over the past few years. She then confirmed with him that one demolition had been completed with CDBG funds, and he noted that other demolitions had been completed using State and General Funds.

Council Member Lee asked how residents could apply and how staff prioritize projects. Mr. Bessler noted that applications were continually open and available on the City's website, as well as paper applications being available in the office. He shared that projects were first-come, first- served, and that each one was required to go through a rigorous evaluation and intake process. He explained that non-profits could apply during the annual competition near the end of the calendar year for non-profit funding awards. He noted that applications were ranked using a standardized scoring tool, and winners were announced with the Annual Action Plan.

Mayor Brady closed the Public Hearing at 6:22 P.M.

Consent Agenda

Council Member Ward requested to remove Item 8.J. from the Consent Agenda.

Council Member Hendricks made a motion, seconded by Council Member Straza, to approve the Consent Agenda with the exception of Item 8.J.

Item 8.A. Consideration and Action to Approve the Minutes of the June 8, 2026, Regular City Council Meeting, as requested by the City Clerk Department. (Recommended Motion: The proposed Minutes be approved.)

Item 8.B. Consideration and Action to Approve the Minutes of the June 22, 2026, Regular

City Council Meeting, as requested by the City Clerk Department. (Recommended Motion: The proposed Minutes be approved.)

Item 8.C. Consideration and Action on Approving Bills and Payroll in the Amount of $15,430,129.01, as requested by the Finance Department. (Recommended Motion: The proposed Bills and Payroll be approved.)

Item 8.D. Consideration and Action on a Resolution Approving the Purchase of a Used Vactor Truck, from Coe Equipment, in the Amount of $85,293.08, as requested by the Water Department. (Recommended Motion: The proposed Resolution be approved.)

RESOLUTION NO. 2026 - 106

A RESOLUTION WAIVING THE BIDDING PROCESS AND APPROVING AND AUTHORIZING THE PURCHASE OF A USED VACTOR TRUCK, FROM COE EQUIPMENT, FOR THE WATER DEPARTMENT TRANSMISSION AND DISTRIBUTION DIVISION, IN THE AMOUNT OF $85,293.08

Item 8.E. Consideration and Action on a Resolution Approving the Purchase of the Upfitting of Four (4) Squad Cars, with Public Safety Direct, Inc., in the Amount of $84,665.32, as requested by the Police Department. (Recommended Motion: The proposed Resolution be approved.)

RESOLUTION NO. 2026 - 107

A RESOLUTION APPROVING THE PURCHASE OF THE UPFITTING OF FOUR (4) SQUAD CARS, WITH PUBLIC SAFETY DIRECT, INC., IN THE AMOUNT OF $84,665.32

Item 8.F. Consideration and Action on a Resolution Approving (1) the Purchase of One Toro Ground Master 4000D Mower (New Unit 782) and One Toro Z Master 7500D Mower (Unit 843), from MTI Distributing, in the Amount of $129,687.26; and (2) Declaring the Replaced Unit as Surplus and Granting Authority to Dispose of the Replaced Unit at an Online Public Auction, as requested by the Parks & Recreation Department. (Recommended Motion: The proposed Resolution be approved.)

RESOLUTION NO. 2026 - 108

A RESOLUTION APPROVING (1) THE PURCHASE OF ONE TORO GROUND MASTER 4000D MOWER (NEW UNIT 782) AND ONE TORO Z MASTER 7500D MOWER (UNIT 843), FROM MTI DISTRIBUTING, IN THE AMOUNT OF $129,687.26; AND (2) DECLARING THE REPLACED UNIT AS SURPLUS AND GRANTING AUTHORITY TO DISPOSE OF THE REPLACED UNIT AT AN ONLINE PUBLIC AUCTION

Item 8.G. Consideration and Action on a Resolution Approving a Construction Contract with Stark Excavating, Inc., for the South Main Booster Station (Bid #2026-34), in the Amount of $2,182,950, as requested by the Water Department. (Recommended Motion: The proposed Resolution be approved.)

RESOLUTION NO. 2026 - 109

A RESOLUTION APPROVING A CONSTRUCTION CONTRACT WITH STARK EXCAVATING, INC., FOR THE SOUTH MAIN BOOSTER STATION (BID #2026-34), IN THE AMOUNT OF $2,182,950

Item 8.H. Consideration and Action on a Resolution Approving a Bid Waiver with Donohue & Associates, Inc., for Architectural and Engineering Services for the Systemwide Improvement

Project, in the Amount of $5,216,280, as requested by the Water Department. (Recommended Motion: The proposed Resolution be approved.)

RESOLUTION NO. 2026 - 110

A RESOLUTION APPROVING A BID WAIVER WITH DONOHUE & ASSOCIATES, INC., FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR THE SYSTEMWIDE IMPROVEMENT PROJECT, IN THE AMOUNT OF $5,216,280

Item 8.I. Consideration and Action on a Resolution Approving an Agreement with George Gildner, Inc., for the Fiscal Year 2027 Concrete Subdivisions Program (Bid #2027-06), in the Amount of $845,611, as requested by the Engineering Department. (Recommended Motion: The proposed Resolution be approved.)

RESOLUTION NO. 2026 - 111

A RESOLUTION APPROVING AN AGREEMENT WITH GEORGE GILDNER, INC., FOR THE FISCAL YEAR 2027 CONCRETE SUBDIVISIONS PROGRAM (BID #2027-06), IN THE AMOUNT OF $845,611

Item 8.J. was removed from the Consent Agenda by Council Member Ward.

Item 8.K. Consideration and Action on an Ordinance Approving a Street Name Change from Kaybee Drive to Uma Drive, in Connection with the Anticipated Development of the Property Currently Addressed as 1320 Leslie Drive and 3908 Kaybee Drive (PIN: 15-31- 227-026) in the Hawthorne Commercial Subdivision, 16th Addition, as requested by the Engineering Department. (Recommended Motion: The proposed Ordinance be approved.)

ORDINANCE NO. 2026 - 056

AN ORDINANCE APPROVING A STREET NAME CHANGE FROM KAYBEE DRIVE TO UMA DRIVE, IN CONNECTION WITH THE ANTICIPATED DEVELOPMENT OF THE PROPERTY CURRENTLY ADDRESSED AS 1320 LESLIE DRIVE AND 3908 KAYBEE DRIVE (PIN: 15-31- 227-026)

Item 8.L. Consideration and Action on an Ordinance Approving a Real Estate Purchase by the City, for the Property Commonly Known as 719 South Clayton Street, in Preparation for Phase 6 of the East Street Detention Basin and Sewer Project (Clayton Miller Basin), in the Amount of $145,000 plus Closing Costs (PIN: 21-09-231-014), as requested by the Engineering Department. (Recommended Motion: The proposed Ordinance be approved.)

ORDINANCE NO. 2026 - 057

AN ORDINANCE APPROVING A REAL ESTATE PURCHASE BY THE CITY, FOR THE PROPERTY COMMONLY KNOWN AS 719 SOUTH CLAYTON STREET, IN PREPARATION FOR PHASE 6 OF THE EAST STREET DETENTION BASIN AND SEWER PROJECT (CLAYTON MILLER BASIN), IN THE AMOUNT OF $145,000 PLUS CLOSING COSTS (PIN: 21-09-231-014)

Mayor Brady directed the Clerk to call roll:

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

Motion Carried.

Items Removed from the Consent Agenda

The following Item was presented:

Item 8.J. Consideration and Action on a Resolution Approving a Contract with Teska Associates, Inc., for the West Bloomington Quality of Life Road Map (RFP #2027-03), in the Amount of $99,700, as requested by the Community Impact & Enhancement Department.

Council Member Ward explained that there were several outstanding questions about the Item and stated that delaying consideration would allow staff to provide additional information and give all members a better opportunity to participate. She clarified that she was not opposed to the Item itself, but was seeking more time and input before Council took action.

Council Member Ward made a motion, seconded by Council Member Hendricks, to postpone the Item to the August 24, 2026 City Council meeting.

Mayor Brady directed the Clerk to call roll:

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

Motion Carried.

Regular Agenda

The following Item was presented:

Item 9.A. Update on Housing Rehabilitation and Consideration and Action on (1) An Ordinance Amending the Budget Ordinance for the Fiscal Year ending April 30, 2027, in the amount of $200,000; and (2) A Resolution Approving an Amendment to the Agreement with the Illinois Housing Development Authority for the Home Repair and Accessibility Program - Round 2, in the Amount of $200,000, as requested by the Community Impact & Enhancement Department.

City Manager Jeff Jurgens celebrated the Item, and shared that the City would receive additional State funding for planned rehabilitation work. He then introduced Cordaryl Patrick, Community Impact & Enhancement Director, and William Bessler, Grants Manager, to present funding details and a brief update on the City's broader neighborhood revitalization efforts.

Director Patrick reported that since May 1, 2026, the City had five demolitions in progress and 20 housing rehabilitation projects either completed or underway, all funded through a mix of CDBG, Home Repair and Accessibility Program ("HRAP") State grants, Strong Communities funds, and General Fund allocations. He outlined several new initiatives including a proposed partnership with Habitat for Humanity to build two new affordable homes for $80,000, a $130,000 Small Home Improvement Program to complete about 10 targeted repair projects, and a $20,000 Beautify Your Block pilot for curb-appeal improvements. He also previewed a forthcoming vacant and foreclosure ordinance intended to address derelict vacant properties and place greater responsibility on owners. He concluded by noting ongoing community outreach through "Snowcones with Community Enhancement" focused on property maintenance education.

City Manager Jurgens confirmed with Mr. Bessler that the proposed Resolution accepted $200,000 in additional funds from the Illinois Department of Housing, which would allow rehabilitation of 3-4 more housing units. Mr. Bessler confirmed and then recognized his team for their hard work and highlighted that, as of last month, the City was the number one grantee in the entire State of Illinois for the program.

Council Member Scott celebrated staff and noted the importance of proactively securing and deploying funds. She expressed support in the new initiatives.

Council Member Mosley asked if the forthcoming vacant and foreclosure ordinance would address abandoned or dumping-ground properties and include fines or consequences. Director Patrick confirmed and provided more information about the proposed ordinance.

Council Member Ward echoed appreciation for staff and requested staff provide social media-ready content Council could share advertising the programs.

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

Council Member Montney confirmed with Mr. Bessler that CDBG funds supported the historical collaboration with Habitat for Humanity and that, if approved, it would be the first time in the past five years the partnership would be directly paid using taxpayer funding.

Council Member Kearns echoed congratulations to staff, noting that she attended a ‘Snowcones with Community Enhancement’ event at Miller Park and found it a valuable opportunity to educate residents while providing an engaging activity with staff participation. She supported the new initiatives and challenged all Council Members to attend one of the events.

Council Member Hendricks echoed staff appreciation and emphasized that housing had been a longstanding Council priority. He encouraged residents to contact staff if they received violation notices or needed help, and noted that he looked forward to the vacant and abandoned properties ordinance due to the number of such properties in Ward 6.

Council Member Lee asked for a more precise count of truly vacant properties. Director Patrick replied that staff had an earlier list of about 147 vacant properties pending adoption of the vacant and foreclosure ordinance, which would target only derelict nuisance properties. They then discussed how the Habitat for Humanity partnership typically resulted in new 3-bedroom, 2-bath affordable homes with more details coming when the agreement returned to Council.

Mayor Brady directed the Clerk to call roll:

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

Motion Carried.

RESOLUTION NO. 2026 - 112

A RESOLUTION APPROVING AN AMENDMENT TO THE AGREEMENT WITH THE ILLINOIS HOUSING DEVELOPMENT AUTHORITY FOR THE HOME REPAIR AND ACCESSIBILITY PROGRAM - ROUND 2, IN THE AMOUNT OF $200,000

ORDINANCE NO. 2026 - 058

AN ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE FISCAL YEAR ENDING APRIL 30, 2027, IN THE AMOUNT OF $200,000

City Manager's Discussion

City Manager Jurgens noted a strong community turnout for the 4th of July events with an estimated 18,000 at the drone show; 11,000 at the Miller Park fireworks; and 1,800 at the farmer’s market. He thanked staff for their work on the events. He then reported that the new PAC (Powdered Activated Carbon) silo at Lake Bloomington had been erected and was expected to be operational by mid-August. He noted Downtown Streetscape work progression in the 400 block despite weather delays, and shared that more than $125 million in road, bridge, sidewalk, and utility projects were underway or planned. He pushed residents to check out more details on the City's Infrastructure Dashboard. He added that Public Works' new paver was in operation and had already laid more than 350 tons of asphalt. He ended by discussing upcoming Planning Commission meetings and public hearings on data center regulation options.

Council Member Discussion

Council Member Mosley recognized the Bloomington Center of Performing Arts ("BCPA") for attracting shows that attracted attendances of many generations.

Council Member Montney recognized the Parks & Recreation Department for the tremendous amount of time and energy spent maintaining City parks.

Council Member Straza reported on his visit to the Library's Bookmobile. He emphasized the value of the service.

Council Member Hendricks noted the recent success of the Saturday on the Square event.

Council Member Lee thanked the sponsors of the 4th of July Drone Show.

Council Member Scott thanked the City Manager for his data center discussion update and highlighted the upcoming McLean County Household Hazardous Waste Collection event.

Mayor's Discussion

Mayor Brady thanked City staff and sponsors for their work on the 250th United States Anniversary and 4th of July events, as well as a variety of events including neighborhood parades the drone show, and fireworks all with no major incidents reported.

Executive Session

Item 13.A. The City Council will enter into Executive Session per Section 2(c)(21) of 5 ILCS 120 for the Review of the Content of Executive Session Minutes and the Semi- Annual Review of Historical Executive Session Minutes. The City Council may also go into Executive Session as needed and allowed by law (5 ILCS 120/2) for additional reasons.

Council Member Hendricks made a motion, seconded by Council Member Scott, to enter into Executive Session per Section 2(c)(21) of 5 ILCS 120 for the review of the content of Executive Session minutes and the semi-annual review of historical Executive Session minutes.

Mayor Brady directed the Clerk to call roll:

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

Motion Carried.

City Council entered into Executive Session at 7:08 PM.

Adjournment

Council Member Montney made a motion, seconded by Council Member Scott, to return to open session and adjourn the meeting.

Mayor Brady directed the Clerk to call roll:

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

Motion Carried.

The meeting adjourned at 7:20 PM.

CITY OF BLOOMINGTON

Dan Brady, Mayor

ATTEST

Amanda Stutsman, Deputy City Clerk