CITY OF BLOOMINGTON COMMITTEE OF THE WHOLE MEETING NOVEMBER 18, 2019

COMPONENTS OF THE COMMITTEE OF THE WHOLE AGENDA

On the third Thursday of each month at 6pm, the City Council meets as a Committee of the Whole. The purpose of this meeting is to present and consider agenda items that may be proposed for Regular City Council meetings, but that require further discussion before going in front of Council for an actual vote. The Committee of the Whole meeting is also a forum that allows the Mayor and Council Members to individually initiate proposed agenda items for discussion.

Council does not vote on any of this meeting's agenda items, outside of voting to approve the minutes of the previous Committee of the Whole meeting. Committee of the Whole agenda items discussed can be moved to a future regular City Council meeting agenda, if a consensus exists.

PUBLIC COMMENT

Each regular Committee of the Whole Meeting shall have a public comment period not to exceed 30 minutes. Every speaker is entitled to speak for up to 3 minutes. To be considered for public comment, please complete a public comment card at least 5 minutes prior to the start of the meeting. The Mayor will randomly draw from the cards submitted and call names of submitters to come forward to speak.

Public comment is a time for citizens to give comment. It is not a question and answer period and City Council Members do not respond to public comments. Speakers who engage in threatening or disorderly behavior will have their time ceased.

REGULAR AGENDA

All agenda items that provide Council an opportunity to listen to a presentation, ask questions of City Staff, deliberate, and seek additional information prior to making a decision will be placed on the Committee of the Whole Regular Agenda. No final action, beyond action on setting future agenda items and/or Agenda Initiatives, may be taken at a meeting of a Committee of the Whole unless it has been called as a Special Meeting.

A portion of the meeting is dedicated to previewing non-routine items. A non-routine agenda item shall include: (1) the expenditure of money over $250,000; (2) development agreements; (3) amending the City Code and/or (4) the implementation or modification of policies. The failure to preview a non-routine agenda item at a Committee of the Whole meeting shall not prohibit its consideration and/or action at a future meeting.

MAYOR AND COUNCIL MEMBERS

Mayor: Tari Renner

City Council Members:

Ward 1 - Jamie Mathy
Ward 2 - Donna Boelen
Ward 3 - Mboka Mwilambwe
Ward 4 - Julie Emig
Ward 5 - Joni Painter
Ward 6 - Jenn Carrillo
Ward 7 - Scott Black
Ward 8 - Jeff Crabill
Ward 9 - Kim Bray

City Manager: Tim Gleason
Deputy City Manager: Billy Tyus

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

AGENDA

City of Bloomington Illinois

AMENDED

COMMITTEE OF THE WHOLE MEETING AGENDA
CITY COUNCIL CHAMBERS
109 EAST OLIVE STREET, BLOOMINGTON, IL 61701
MONDAY, NOVEMBER 18, 2019, 6:00 P.M.

1. Call to Order

2. Roll Call of Attendance

3. Public Comment

4. Recognitions/Appointments

A. Recognition of the following residents who have completed Bloomington 101: Karen Boyd, Steve Brinkoetter, Valerie Demry, Mary Dodge, Kristin Duffield, Karen Furrh, Steve Gossard, Kathy Gossard, Abby Gros, Dale Koehl, Lyn Landon, Cecelia Long, Rachael Lund, Julie McNamee, Julie Morgan, Kristie Newmister, Hollis Peden, Kevin Petri, Lauren Pruter, Elicssha Sanders, Christine Stewart, Michael Straza, Kimberly Theisen, and Shayna Watchinski, as requested by the Administration Department. *(Recommended Motion:* Recognition only.*)*

5. Consent Agenda

Electronic Roll Call Vote

1. Consideration and action to approve Committee of the Whole Meeting Minutes from August 19, 2019, as requested by the City Clerk Department. *(Recommended Motion:* The proposed Minutes be approved.*)*
2. Consideration and action to approve Committee of the Whole Meeting Minutes from September 16, 2019, as requested by the City Clerk Department. *(Recommended Motion:* The proposed Minutes be approved.*)*

6. Presentation, Discussion, and Direction on Future Agenda Topics

A. Presentation regarding the Dimmitt’s Grove Neighborhood Plan, prepared by the McLean County Regional Planning Commission, as requested by the Community Development Department and the Administration Department. *(Recommended Motion:* Presentation and discussion only.*)* (Presentation by Dimmitt's Grove Neighborhood Representatives, 10 minutes; and City Council discussion, 10 minutes.)

B. Presentation and discussion on the Connect Transit "Connect to the Future" Working Group, as requested by the Administration Department. *(Recommended Motion:* Presentation and discussion only.*)* (Presentation by Judy Buchanan, Connect Transit Board Trustee, 10 minutes; and City Council discussion, 10 minutes.)

C. Presentation and discussion of 2019 Asphalt and Concrete Roadwork, as requested by the Public Works Department. *(Recommended Motion:* Presentation and discussion only.*)* (Presentation by Jim Karch, Director of Public Works, 20 minutes; and City Council discussion, 10 minutes.)

7. City Manager's Report (5 minutes)

8. Executive Session - Cite Section

Clerk-led Roll Call Vote

9. Adjournment (Approximately 7:55 p.m.)

Voice Vote

RECOGNITIONS

RECOGNITION/APPOINTMENTS ITEM NO. 4.A

FOR COMMITTEE OF THE WHOLE: November 18, 2019

SPONSOR: Administration Department

WARD IMPACTED: City-Wide Impact

SUBJECT: Recognition of the following residents who have completed Bloomington 101: Karen Boyd, Steve Brinkoetter, Valerie Demry, Mary Dodge, Kristin Duffield, Karen Furrh, Steve Gossard, Kathy Gossard, Abby Gros, Dale Koehl, Lyn Landon, Cecelia Long, Rachael Lund, Julie McNamee, Julie Morgan, Kristie Newmister, Hollis Peden, Kevin Petri, Lauren Pruter, Elicssha Sanders, Christine Stewart, Michael Straza, Kimberly Theisen, and Shayna Watchinski, as requested by the Administration Department.

RECOMMENDED MOTION: Recognition only.

STRATEGIC PLAN LINK:
-Goal 5. Great Place – Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:
-Objective 5b. City decisions consistent with plans and policies

BACKGROUND: The residents being recognized have successfully completed the Bloomington Citizens' Academy, also known as Bloomington 101. Bloomington 101 is a ten-week program covering a wide-range of topics and includes educating participants on all City departments through hands-on activities, facility tours, and more.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

COMMUNITY DEVELOPMENT IMPACT: N/A

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: N/A

Respectfully submitted for Council consideration.

Prepared by: Tara Henry, Legislative Assistant

Reviewed by:

Billy Tyus

Billy Tyus, Deputy City Manager 11/13/2019

Tara Henry

Tara Henry, Legislative Assistant 11/13/2019

Recommended by:

Tim Gleason, City Manager

CONSENT AGENDA

CITY OF Bloomington ILLINOIS

CONSENT AGENDA ITEM NO. 5.1

FOR COMMITTEE OF THE WHOLE: November 18, 2019

SPONSOR: City Clerk Department

WARD IMPACTED: City-Wide Impact

SUBJECT: Consideration and action to approve Committee of the Whole Meeting Minutes from August 19, 2019, as requested by the City Clerk Department.

RECOMMENDED MOTION: The proposed Minutes be approved.

STRATEGIC PLAN LINK:
-Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:
-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, Council Proceedings must be approved thirty (30) days after the meeting or at the second subsequent regular meeting whichever is later. In accordance with the Open Meetings Act, Council Proceedings are available for public inspection and posted to the City's web site within ten (10) days after Council approval.

The City Clerk acknowledges the delay in the minutes, due to the implementation of a new legislative management software. The City Clerk remains excited about this software transition, recognizing the transparency the newly implemented system will bring.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

COMMUNITY DEVELOPMENT IMPACT: N/A

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: N/A

Respectfully submitted for Council consideration.

Prepared by: Tara Henry, Legislative Assistant

Reviewed by:

Tara Henry, Legislative Assistant 11/15/2019 Leslie Yocum, City Clerk 11/15/2019

Recommended by:

Tim Gleason, City Manager

Attachments:

- CLK 08192019 COW Regular Session Minutes

MINUTES
PUBLISHED BY THE AUTHORITY OF
THE COMMITTEE OF THE WHOLE OF BLOOMINGTON, ILLINOIS
MONDAY, AUGUST 19, 2019, 6:00 P.M.

The Council convened in Regular Session in the Council Chambers, City Hall Building, at 6:00 p.m., Monday, August 19, 2019.

Mayor Renner directed the City Clerk to call the roll and the following members of Council answered present:

Council Members: Jamie Mathy, Donna Boelen, Mboka Mwilambwe, Julie Emig, Joni Painter, Jenn Carrillo, Scott Black, Jeff Crabill, Kim Bray, and Mayor Tari Renner.

Staff Present: Tim Gleason, City Manager; Billy Tyus, Deputy City Manager; George Boyle, Asst. Corporation Counsel; Melissa Hon, Economic Development Director; Scott Rathbun, Finance Director; Scott Sprouls, Information Services Director; and other City staff were present.

Public Comment

Mayor Renner opened the meeting to receive public comment. The following people came forward.

Tim Jones	Surena Fish
Jim Waters	Peter Pontias
Tom Hubbard	Tony Wargo
Lorretta Jent	Grant Jones
Gary Lambert	

The following was presented:

Item 4. Consideration of approving Committee of the Whole Meeting Minutes from July 15, 2019, as requested by the City Clerk Department.

Council Member Crabill made a motion, seconded by Council Member Black, that the minutes from July 15, 2019 be approved as printed.

Mayor Renner directed the Clerk to call the roll, which resulted in the following:

Ayes: Council Members Mathy, Boelen, Mwilambwe, Emig, Painter, Carrillo, Black, Crabill, and Bray.

Nays: None.

Motion carried.

The following item was presented:

Item 5A. Presentation and discussion by the McLean County Regional Planning Commission on their Short-Range Transit Plan, as requested by the Administration Department.

Tim Gleason, City Manager, opened with a few comments regarding the McLean County Regional Planning Commission (MCRPC) presentation and introduced Teresa Anderson, Assistant Planner from the McLean County Regional Planning Commission.

Ms. Anderson came forward to address Council. She presented details on MCRPC's Short-Range Transit Plan. She walked through numerous process examples including survey analysis, transit propensity, mobility users, and funding. She provided insight on the data presented, discussed the research behind it, and offered a few recommendations MCRPC has derived from the data.

Council Member Black, along with the rest of Council, thanked Ms. Anderson for her presentation.

Council Member Bray asked a few questions to better understand the scope of the study presented. She inquired as to whether Ms. Anderson could speak to bus size, rider capacity, etc. Ms. Anderson stated that her study did not touch on such data. Council Member Bray also asked Ms. Anderson to define and describe FMLM. Ms. Anderson stated that FMLM stood for First Mile, Last Mile (FMLM) and described how data is considered under FMLM.

Council Member Boelen thanked Ms. Anderson for her time and complimented her on the study materials provided.

Council Member Mwilambwe asked whether the MCRPC had had conversations with any of the larger employers in the area. Ms. Anderson stated that some conversations have been had, but that she hopes to continue those conversations.

Council Member Emig pointed out that the presentation included discussion of both transit-supported mobility and transit-oriented mobility. She noted aging of the population has a large impact on the balance of both mobility types. She asked whether there is a way to be both transit-supported and transit-oriented focused. Ms. Anderson stated that both must be a focus in order to achieve a balanced, growing community.

Council Member Crabill highlighted numerous factors from the report and asked a few clarifying questions.

The following item was presented:

Item 5B. Presentation and discussion of an update regarding Connect Transit, as requested by the Administration Department.

City Manager Gleason opened with comments regarding Connect Transit and introduced Isaac Thorne, Connect Transit General Manager; Martin Glaze, Connect Transit Chief Operating Officer; and Judy Buchanan, City of Bloomington Board Trustee.

Mr. Thorne came forward to address and present to Council. His presentation addressed the Short-Range Transit Plan prepared by MCRPC. He provided insight to the data presented and discussed the data presented in particular to Connect Transit.

Mr. Glaze came forward to address and present to Council. His presentation focused on Connect Transit's FY2019 Metrics and specifically looked at Fixed Routes and Connect Mobility. He discussed Connect Transit's most recent State legislative goals and provided insight on a couple wins achieved through those efforts. His presentation went on to cover regional comparisons for fixed route and paratransit fares.

Mr. Thorne picked back up on the presentation by providing information on bus stops including benefits of fixed stops, bus stop improvement process, and Connect Transit's Better Bus Stops campaign. He discussed the importance of upgrading bus stops to become ADA compliant and having partners in the community that equally value proper land use development.

Mr. Glaze readdressed Council by providing information on electric buses.

Mr. Thorne finished the presentation by providing an update on the downtown transfer center. He discussed issues that Connect Transit deals with due to not having a proper downtown transfer center, touched on economic development opportunities, and Connect's interest in finding a Bloomington property location.

Mrs. Buchanan came forward to address Council. She discussed Connect Transit's Working Group by talking about the members that make up the Group, the purpose of the Group, as well as goals of the Group and what the Group looks to accomplish by January 2020.

Council Member Painter asked questions about qualified Medicaid. Mr. Glaze provided insight on which Medicaid groups are qualified for use with Connect Transit.

Council Member Carrillo requested information on the number of ADA Compliant bus stops in Bloomington. Mr. Glaze provided detailed information and stated that about two-thirds of stops are accessible today. Council Member Carrillo ask a couple of follow-up questions.

Council Member Boelen asked a few clarifying questions from the presentation regarding ridership. Mr. Thorne responded accordingly. She went on to discuss propensity and stated that she believes the large size of buses are problematic. Mr. Thorne provided insight and support for the bus sizes used and talked about a few changes coming.

Council Member Crabill thanked the presenters for their presentation. He asked whether the Working Group could recommend an appropriate bus size for the community. Mrs. Buchanan stated that the Working Group can look at anything they desire. She believed the Working Group to be a very energetic and excited group ready to work and offer recommendations. Council Member Crabill asked questions regarding additional studies, other municipalities, and comparative fares. Mr. Thorne responded accordingly.

Council Member Black made a motion, seconded by Council Member Bray, to extend the meeting by five minutes.

Mayor Renner directed the Clerk to call the roll, which resulted in the following:

Ayes: Council Members Mathy, Boelen, Mwilambwe, Emig, Painter, Carrillo, Black, Crabill, and Bray.

Nays: None.

Motion carried.

Council Member Black thanked the Board for their work. He expressed interest in seeing the Intergovernmental Agreement with Normal updated.

Council Member Carrillo asked whether the Working Group is limited in their discussion of fare increases. Mrs. Buchanan stated that Connect Transit's Board has delayed addressing fare increases until January 2020 so that the Working Group can offer recommendations.

Council Member Mathy thanked Mr. Thorne for always having open and honest dialogue. He pointed out the importance of including mobility and transportation plans in the City's review of economic development plans. He also recommended a few ideas for internally planning for sidewalk improvements and ways of generating revenue through advertising on bus stop shelters.

Council Member Emig expressed appreciation for what she felt like was an improved partnership with Connect Transit. She went on to ask Mr. Thorne to provide insight on why busses are used in their current size. He offered additional insight

Council Member Bray thanked Council Member Emig for her question and asked Mr. Thorne if the City should assume that the downtown transit center will be built for 40-foot buses. Mr. Thorne responded in the affirmative and stated that the best idea is to always build for larger buses because you can't predict the exact future. He also discussed autonomous buses.

The following item was presented:

Item 5C. Update and discussion on new video gambling regulations, as requested by the Legal and Administration Departments.

City Manager Gleason discussed video gaming a document that he and staff had crafted on their interpretation of Council's requests/recommendations. He walked through the document.

1) Lift the moratorium and place a cap of 60 video gaming licenses with the option for Council to reduce through attrition the number if desired;

2) Primary focus of businesses must not be video gaming:

a) unless the business has been in business for at least 12 months prior to applying, or opening a new location based on the same business model that is verified over a 12-month period that is consistent with City standards

b) gross receipts are comprised of no more than 50% of gross revenue

c) establishments must have at least 5 customer seats per video gaming terminal excluding terminal seats; truck stops are exempt from the seating requirement, and

d) no new establishment may be located within a residential zoning district;

3) Set a cap of 5 video gaming terminals per location with the exception of large truck stops which can have 10 video gaming terminals;

4) Promotion of addiction assistance and related counseling including a sticker with hotline for addition services on each terminal, additionally, including a 'whereas' clause to explore additional partnerships with local addiction agencies

5) Transfer of license may be approved by City Clerk so long as all underlying requirements and conditions are met and there is not a lapse in operations for three months;

6) Change of location may be approved by City Clerk if location is not in a residential zoning area;

7) Sale of cannabis and any other gambling is not permitted with the exception of sports betting kiosks located within truck stops; and

8) Maintain existing fees of $500 per video gaming terminal but, add a new fee for truck stops in the amount of $1,500 per video gaming terminal.

Council Member Black offered support for fraternal and non-profit organizations to receive a discounted rate of $250 per terminal.

Council Member Carrillo asked what five truck stops are in the City. Mr. Gleason provided research completed by staff. Council Member Carrillo offered support for setting aside funds for those suffering from gaming addictions. She expressed concerns of limiting cannabis and video gaming, but requiring a liquor license.

Council Member Boelen asked a clarifying question regarding auditing procedures and penalties involved. Mayor Renner provided feedback on how liquor evaluations occur, and Council Member Boelen recommended that the same evaluation and penalty procedure be implemented with video gaming. She offered insight on how to service addiction needs.

Mr. Gleason stated that he and staff were looking to achieve a balanced proposal that included a focus on addressing addiction as well.

Council Member Emig offered support for Council Member Black's recommendation on lowering terminal fees for non-profits and fraternal organization. She also asked questions clarifying the number of machines has been capped at 5 and believed the document presented recommended a comprise of all opinions.

Council Member Emig made a motion, seconded by Council Member Mathy, to extend the meeting by five minutes.

Mayor Renner directed the Clerk to call the roll, which resulted in the following:

Ayes: Council Members Mathy, Boelen, Mwilambwe, Emig, Painter, Carrillo, Black, Crabill, and Bray.

Nays: None.

Motion carried.

Council Member Mathy recommended that the proposal presented not include increasing the number of terminals for truck stops. He expressed support for keeping the number of allowable terminals equal for truck stops and smaller businesses the same.

Council Member Bray asked whether Council should revisit the consequences for violating the audit/evaluation process. She expressed concerns of allowing the truck stops to add additional machines.

Mr. Gleason covered what he heard from Council and went over a few items he would work with staff to prepare for Council's consideration prior to the Monday, August 26, 2019 Council meeting.

Mayor Renner asked Mr. Boyle to comment on consequences currently available and used in the City. Mr. Boyle discussed suspension of license, fines, and reduction in the number of machines.

Council Member Mwilambwe was supportive of the document and reducing the number of machines allowed at truck stops.

Mr. Gleason expressed appreciation for Melissa Hon, Economic Development Director, and her team for their work on the document presented. He also pointed out that only two truck stops in the City would technically qualify for the 10 terminals if Council had decided to go that direction.

The following item was presented:

Item 5D. Council Initiatives

i. Discussion regarding the formation of a Cannabis Task Force, as requested by Council Member Jenn Carrillo.

Council Member Carrillo discussed her initiative brought forward and provided background information on the cannabis legislation. She recommended a Task Force to plan for what's to come and offered support for being a cannabis-permissive community. She addressed some challenges that must be considered, but also discussed benefits of addressing the legislation head on. She requested support for staff bringing forward an item creating a Cannabis Task Force.

Council Member Bray expressed favoritism for the City's Ward breakdown and believed that there is no need for a Cannabis Task Force because the City's Ward breakdown allows for all the wards to be represented by individual Council Members.

Council Member Crabill offered support for the Task Force and thought that the benefit of a Task Force would allow stakeholders in the community to have a better opportunity to weigh-in.

Council Member Black offered support for the Task Force and discussed a few deliverables he would expect would result from the Task Force.

Council Member Painter was interested in a Task Force that would learn more about community and stakeholder opinions, but with the understanding that it would remain an opinion.

Council Member Emig was interested in a Task Force.

Council Member Mwilambwe was skeptical and unsure about the need for a Task Force.

Council Member Boelen recommended listening sessions rather than a Task Force.

Council Member Mathy expressed concerns with whether a Task Force could operate fast enough timely with business' potentially opening in January of 2020.

Mayor Renner requested a show of hands as to whether Council Member Carrillo's Initiative for the formation of a Cannabis Task Force should be brought to the next Council Meeting.

Consensus was achieved with only Council Members Bray, Boelen, and Mwilambwe being against or unsure of creating a Cannabis Task Force.

City Manager's Report

City Manager Gleason walked through a future Council item for August 26, 2019, reminded the public of the upcoming Police Chief Meet and Greet.

Executive Session

A. Personnel - Section 2 (c)(1) of 5 ILCS 120

Mayor Renner entertained a motion to enter into Executive Session for the purpose of Personnel – Section 2(c)(1) of 5 ILCS 120. He clarified that no formal action would be taken during Executive Session.

Council Member Crabill made a motion, seconded by Council Member Carrillo, to enter into an Executive Session meeting for the purpose of Personnel – Section 2(c)(1) of 5 ILCS 120.

Mayor Renner directed the Clerk to call the roll, which resulted in the following:

Ayes: Council Members Mathy, Boelen, Mwilambwe, Emig, Painter, Carrillo, Black, Crabill, and Bray.

Nays: None.

Motion carried.

Return to Open Session and Adjournment

Mayor Renner asked for a motion to return to Open Session and adjourn the meeting.

Council Member Mwilambwe made a motion, seconded by Council Member Carrillo, to return to Open Session and adjourn the meeting.

Mayor Renner directed the Clerk to call the roll, which resulted in the following:

Ayes: Council Members Mathy, Boelen, Mwilambwe, Emig, Painter, Carrillo, Black, Crabill, and Bray.

Nays: None.

Motion carried.

The meeting adjourned at 9:02 p.m.

CITY OF BLOOMINGTON **ATTEST**

Tari Renner, Mayor Leslie Yocum, City Clerk

CITY OF Bloomington ILLINOIS

CONSENT AGENDA ITEM NO. 5.2

FOR COMMITTEE OF THE WHOLE: November 18, 2019

SPONSOR: City Clerk Department

WARD IMPACTED: City-Wide Impact

SUBJECT: Consideration and action to approve Committee of the Whole Meeting Minutes from September 16, 2019, as requested by the City Clerk Department.

RECOMMENDED MOTION: The proposed Minutes be approved.

STRATEGIC PLAN LINK:
-Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:
-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, Council Proceedings must be approved thirty (30) days after the meeting or at the second subsequent regular meeting whichever is later. In accordance with the Open Meetings Act, Council Proceedings are available for public inspection and posted to the City's web site within ten (10) days after Council approval.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

COMMUNITY DEVELOPMENT IMPACT: N/A

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: N/A

Respectfully submitted for Council consideration.

Prepared by: Tara Henry, Legislative Assistant

Reviewed by:

Leslie Yocum

Leslie Yocum, City Clerk 11/15/2019

Tara Henry

Tara Henry, Legislative Assistant 11/15/2019

Recommended by:

Tim Gleason, City Manager

Attachments:

- 09162019 Regular Session COW Minutes_DRAFT

MINUTES
PUBLISHED BY THE AUTHORITY OF
THE COMMITTEE OF THE WHOLE OF BLOOMINGTON, ILLINOIS
MONDAY, SEPTEMBER 16, 2019, 6:00 P.M.

The Council convened in Regular Session the Council Chambers, City Hall Building, at 6:00 p.m., Monday, September 16, 2019. The Meeting was called to order by Mayor Tari Renner and he directed the City Clerk to call the roll:

Attendee Name	Title	Status	Arrived
Tari Renner	Mayor	Present	
Jamie Mathy	Ward 1	Present	
Mboka Mwilambwe	Ward 3	Present	
Joni Painter	Ward 5	Present	
Scott Black	Ward 7	Present	
Kim Bray	Ward 9	Present	
Donna Boelen	Ward 2	Present	
Julie Emig	Ward 4	Present	
Jennifer Jazmin Carrillo	Ward 6	Present	
Jeff Crabill	Ward 8	Present	

Public Comment

Mayor Renner opened the meeting to receive public comment, however, no one came forward to address comments.

Presentation, Discussion, and Direction on Future Agenda Topics

The following was presented:

Item 4.1. Presentation of the VenuWorks Fiscal Year 2019 Annual Report, as requested by the City Clerk Department.

Tim Gleason, City Manager, commented on the Arena's progress and asked Lynn Cannon, Executive Director for Grossinger Motors Arena, to come forward.

Ms. Cannon made a presentation to Council. She discussed the Arena's Annual Report in great detail. Her primary points of discussion were finances, improvements made, and the upcoming calendar.

Council as a whole thanked Ms. Cannon for her work at the Arena.

Council Member Mathy spoke to Ms. Cannon about events his customers at his store have been excited about and mentioned that his sister will be driving from 90-miles away to attend the upcoming Luke Combs show.

Council Member Crabill questioned Ms. Cannon's previous statement made to Council last time she was before them regarding the average/expected loss for the Arena being $500,000 per year in comparison to where the Arena is today. She provided insight in her previous discussion and emphasized that VenuWorks is focused on continuing to better. A discussion regarding events pursued.

Council Member Mwilambwe asked how the loss of the tenant sports teams will impact the Arena's budget. Ms. Cannon stated that they are in search of new tenants and are currently working with several potential interested groups. She expressed excitement for Illinois State University's (ISU) hockey team getting more involved at the Arena and hoped to be able to help ISU grow its hockey attendance.

Council Member Emig asked Lynn to discuss the economic impact of the Arena on the surrounding area. Ms. Cannon provided additional information.

Council Member Boelen discussed financial aspects she'd like to focus on in future budgets and goals.

Council Member Mathy pointed out that the economic impact reported in the annual report was more than $13 million dollars.

Council Member Bray asked a few clarifying questions regarding out-of-town visitors. She pointed out that the Arena's loss, if shared across every person in the City, results in a less than $4 per resident fee, which she emphasized is a small cost to be paid for having access to a resource such as the Arena.

Council Member Crabill asked how long was left on the payoff of the building. Mr. Gleason stated that roughly 20 years remains on the bond and $20 million dollars remaining.

The following was presented:

Item 4.2. Presentation and discussion of the Lake Bloomington Parks Maintenance fire that occurred on March 10, 2019, as requested by the Public Works Department.

Mr. Gleason introduced the item and welcomed Jim Karch, Public Works Director, to come forward and address Council.

Mr. Karch walked through a map of the Lake Bloomington area where he highlighted current buildings, the maintenance building that was lost, and proposed buildings.

Council Member Boelen asked a couple of questions regarding insurance reimbursements and consultant. Mr. Karch responded accordingly.

Council Member Crabill asked a couple of questions regarding the need for consultants and final financial asks of Council. Mr. Karch stated that building design is generally always done by a consultant to ensure the expertise needed is used.

Mr. Gleason discussed rough numbers of the cost associated to the building concept proposed.

Council Member Black thanked Mr. Gleason and Mr. Karch for all their work. He addressed the need for a consultant and expressed a strong belief that the City should be investing in resources that support providing quality water.

Council Member Mathy asked how long it has been since any major work has been done to the water treatment plant. Bob Yehl, Assistant Public Works Director, came forward to address Council. He stated that the last large improvements were made in 1986.

The following was presented:

Item 4.3. Presentation and discussion on the Cannabis Legislation and Illinois Municipal League's Proposed Cannabis Materials, as requested by the Administration Department.

Mr. Gleason made a presentation on proposed Cannabis Legislation provided by the Illinois Municipal League (IML) and other organizations. He stated that the topic of cannabis is big and pointed out the importance of Council, staff, and citizens following it closely. He walked through next steps for the City and asked a few questions of Council.

Council Member Carrillo spoke about a meeting she had earlier in the day with Illinois Senator, Jason Barickman. She mentioned that a trailer bill will be coming in the fall and discussed onsite consumption in detail, pointing out the importance of addressing zoning.

Mr. Gleason discussed plans for the City moving forward to discuss cannabis further.

Council Member Mathy thanked Mr. Gleason for his presentation and emphasized the need to make the materials presented available to the public. He then talked about the Cannabis Task Force.

Council Member Boelen discussed her viewpoints on the timeline laid out.

Council Member Carrillo responded to Council Member Boelen.

Council Member Crabill asked a few follow-up questions regarding the application process.

Council Member Black pointed out the ambiguity of the legislation. He addressed the idea of additional meetings with State representatives and Council. He pointed out a few matters that need to be addressed as timely as possible and complimented the transparency process the City has taken. He asked that achievable goals be mapped out and made available to Council and the public.

Mayor Renner stated that he is prepared to bring the appointments for the Cannabis Task Force forward at the September 23, 2019 Council meeting.

Council Member Carrillo pointed out the importance of gauging the temperature of Council and whether any Council Members will be for prohibition.

Council Member Bray agreed with Council Members Carrillo and Boelen, in that Council should make a decision as to whether the City will opt in or out. She stressed the need to make that determination prior to having staff and resources committed.

Mayor Renner pointed out that no matter Council's decision, that recreational cannabis use will be legal in the City come January 1, 2019, and that Council's actions will only determine whether the City allows cannabis businesses.

Council Member Mathy thanked Council Member Bray for her comments and stressed how important it is for the Cannabis Task Force to be created so that their input can be taken into consideration. He was in favor of having appointments to the Task force come forward on September 23, 2019.

Council Member Boelen emphasized the need for detailed and methodical procedures. She was in favor of appointments on September 23, 2019 as well.

Council Member Emig too was in favor of Council deciding whether to allow cannabis businesses in the City sooner than later.

Council Member Carrillo was in favor of Task Force appointments on the 23rd. She also discussed the need for Council to remember that the decision to allow cannabis businesses will include a variety of different businesses in the cannabis industry outside of distilleries.

Mr. Gleason discussed a plan going forward.

City Manager's Report

Mr. Gleason thanked Leslie Yocum, City Clerk, and her staff for their performance and professionalism in handling recent video gaming license. He stated that it went well with only three people present at open of business. He discussed a few upcoming agenda items and pointed out a Joint Special Meeting being held with McLean County and the Town of Normal on September 30, 2019 at Illinois State University's Alumni Center.

Adjournment

Mayor Renner asked for a motion to adjourn.

Council Member Painter made a motion, seconded by Council Member Mwilambwe, to adjourn the meeting.

Motion carried unanimously (viva voce).

The meeting adjourned at 7:15 p.m.

CITY OF BLOOMINGTON

Tari Renner, Mayor

ATTEST

Leslie Yocum, City Clerk

PRESENTATION, DISCUSSION, AND DIRECTION ON FUTURE AGENDA TOPICS

PRESENTATION, DISCUSSION, AND DIRECTION ON FUTURE AGENDA TOPICS
ITEM NO. 6.A

FOR COMMITTEE OF THE WHOLE: November 18, 2019

SPONSOR: Community Development Department and Administration Department

WARD IMPACTED: Ward 1, Ward 6

SUBJECT: Presentation regarding the Dimmitt's Grove Neighborhood Plan, prepared by the McLean County Regional Planning Commission, as requested by the Community Development Department and the Administration Department.

RECOMMENDED MOTION: Presentation and discussion only.

STRATEGIC PLAN LINK:
-Goal 5. Great Place – Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:
-Objective 5b. City decisions consistent with plans and policies

BACKGROUND: While the City can and should serve as an active participant in the development of our neighborhoods, it is important that plans for how our neighborhoods look, feel and ultimately sustain and grow, be driven by the neighbors themselves. Bring It On Bloomington, the City's Comprehensive Plan, calls on the City to do more to fully embrace a neighborhood planning approach in growing the City. The Plan states that while the comprehensive plan provides the "big picture," neighborhood level plans will identify specific issues for each neighborhood and how that neighborhood fits within the "big picture."

In July 2016, the McLean County Regional Planning Commission (MCRPC) and the Dimmitt's Grove Neighborhood Association (DGNA) completed a draft of the Dimmitt's Grove Neighborhood Plan. MCRPC completed the process concurrently while creating the City of Bloomington Comprehensive Plan to reduce duplicating the data analysis efforts, and to ensure overlapping goals and objectives. MCRPC envisioned the Dimmitt's Grove Neighborhood Plan as a pilot for identifying and addressing issues in a specific neighborhood, and the document articulates a vision for Dimmitt's Grove, which is geographically defined as the area south of Washington Street, north of Oakland Avenue, east of Gridley Street, and west of Clinton Street.

According to the executive summary, the result is a "community driven plan that grounds the high level goals of the Comprehensive Plan in the specific context of one of Bloomington's oldest and most distinctive neighborhoods". The document is designed to provide a road map for the neighborhood's future through collaboration with the City, State, neighborhood association and other partners.

The plan's goals are: 1) Preserve the Historic Integrity of Our Neighborhood; 2) Increase Homeownership Rates in the Neighborhood; 3) Continue to Enhance Neighborhood Safety and Engagement; 4) Ensure Development is consistent with Our Neighborhood Character; 5) Promote Our Neighborhood Through Community Education and Awareness.

Already there are items called for in the document that are either underway or completed, including updating the City's Historic Preservation Plan, ensuring appropriate zoning for the Dimmitt's Grove neighborhood (R-3B Study) and the opening of an area grocery store (Green Top Grocery).

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The Dimmitt's Grove Neighborhood Association assisted in the preparation of the draft plan in cooperation with the MCRPC. The Bloomington Planning Commission had reviewed the draft plan on January 9, 2019 and took formal action to accept and acknowledge the neighborhood plan.

FINANCIAL IMPACT: N/A

COMMUNITY DEVELOPMENT IMPACT: N-1.3b. Create neighborhood level plans consistent with the comprehensive plan to address issues specific to each neighborhood. City can facilitate this process by creating a tool kit and encouraging the neighborhood organizations to lead their own planning process. N-2.1 Create a tool kit or guide for neighbors wanting to organize themselves into a neighborhood organization.

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: N/A

Respectfully submitted for Council consideration.

Prepared by: Robert Mahrt, Community Development Director

Reviewed by:

Robert G. Mahrt, Community Development Director 11/12/2019

Chris Tomerlin, Budget Manager 11/13/2019

Jeffery R. Jurgens, Corporation Counsel 11/14/2019

Tara Henry, Legislative Assistant 11/14/2019

Recommended by:

Tim Gleason, City Manager

Attachments:

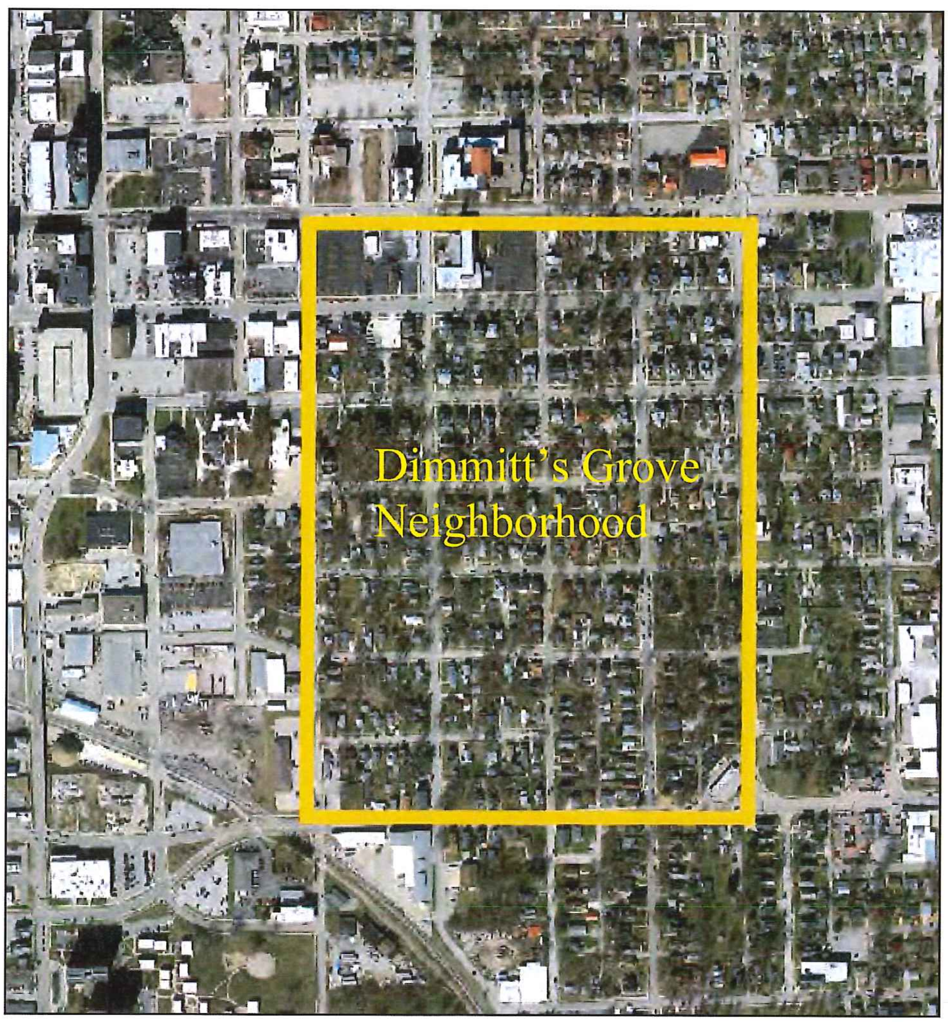
- CD 1B Dimmitt's Grove Neighborhood Plan Weblink (https://www.cityblm.org/home/showdocument?id=18176)
- CD 1C Report for the Planning Commission
- CD 1D Planning Commission Minutes 01.9.19

CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
NOVEMBER 28, 2018

CASE NUMBER:	SUBJECT	SUBMITTED BY:
Dimmitt's Grove Neighborhood Plan	***Acknowledgement of the Dimmitt's Grove Neighborhood Plan***	Community Development Staff

STAFF RECOMMENDATION:

Staff recommends the Planning Commission pass the following motion:
That the Planning Commission motion to accept and acknowledge the Dimmitt's Grove Neighborhood Plan, prepared by the McLean County Regional Planning Commission and with comments provided by City staff. The Planning Commission further acknowledges the efforts of the Dimmitt's Grove Neighborhood Association in this neighborhood planning process.



N Δ

GENERAL INFORMATION
Dimmitt's Grove Neighborhood Association

PROJECT DESCRIPTION
Background: On August 22, 2018, Vasudha Gadhiraju, Executive Director of the McLean County Regional Planning Commission (MCRPC) presented to the Bloomington Planning Commission, a summary of the creation of the Dimmitt's Grove Neighborhood Plan and the neighborhood planning process. Members from the Dimmitt's Grove Neighborhood Association (DGNA) also attended the meeting to speak on behalf of the plan and to share the work and efforts they are taking towards implementation with the Planning Commission. Following the presentation, City staff asked the Planning Commission to review the draft plan. City staff was also tasked with reviewing the draft plan for conformance with other City plans and to provide commentary on the document. The plan could be presented to the Commission at a later date for possible acceptance and acknowledgement.

Project Description: In July 2016, the MCRPC and the DGNA completed a draft of the *Dimmitt's Grove Neighborhood Plan,* an endeavor sponsored by the MCRPC. MCRPC completed the process concurrently with creation the City of Bloomington Comprehensive Plan as a way to reduce duplicating the data analysis efforts and to ensure overlapping goals and objectives. MCRPC envisioned the Dimmitt's Grove Neighborhood Plan as a pilot for identifying and addressing issues in a specific neighborhood in a manner consistent with improvements recognized in the Comprehensive Plan (See Goal N-1.3b page 54 of the Bloomington Comprehensive Plan 2035). MCRPC partnered with the DGNA to use Dimmitt's Grove neighborhood as a trial neighborhood for this project. The draft plan articulates a vision for Dimmitt's Grove, which is geographically defined as the area south of Washington St, north of Oakland Ave, east of Gridley Street, and west of Clinton St. The plan also identifies the five neighborhood goals and several objectives for achieving each goal. An implementation strategy that provides a timeline and funding stream, identifies a lead agency and partner agency for each objective is attached at the end of the document. DGNA is the lead agency assigned to the majority of objectives. Other objectives have been assigned to the City of Bloomington.

Link to Comprehensive Plan:
N-1.3b Create neighborhood level plans consistent with the comprehensive plan to address issues specific to each neighborhood. City can facilitate this process by creating a tool kit and encouraging the neighborhood organizations to lead their own planning process. *Neighborhood organizations, ongoing*

N-2.1a Create a tool kit or guide for neighbors wanting to organize themselves into a neighborhood organization. *MCRPC, short*

City of Bloomington Staff Comments:

- Infrastructure: The SWOT analysis, recommendations and challenges portions of the plan discusses the need to increase infrastructure funding and replace aged utilities in the neighborhood (pgs. 28, 56, and 89). Prioritizing the public water main and infrastructure improvements in Dimmitt's Grove, as recommended by the plan, may not completely and effectively address the problems identified by the neighborhood. Additionally, the existing public infrastructure is in decent, working condition and less risk of breaking than in other areas of Bloomington. The Water Department utilizes risk assessments when prioritizing repairs and replacements.

Explanation: The plan does not differentiate between public mains and private services. The Water Department reviewed a history of the water mains for the Dimmitt's Grove neighborhood and reported that the neighborhood is *not* experiencing a high number of breaks nor water quality concerns. Over the past twelve years, there have been six breaks. The Department also tested the water system for pressure. The system has adequate pressure and field testing indicated adequate flow in the area. The perception of pressure availability and needed repairs may be the result of private water system components, such as corroded water services, and rusted galvanized pipes connecting the homes to the public water main. These services are considered private property and maintenance is the responsibility of the homeowner. Most likely, the services were installed with galvanized pipes. Decades of exposure to water will call the pipes to corrode and rust. Corrosion can build inside the pipe and block the flow of water, resulting in lower pressure and uneven distribution throughout the private system. The sewer lines and private sewer system faces similar challenges. The City is investigating a homeowners' insurance policy for private sewer and water services that can help homeowners with costly repairs.

- Zoning: The SWOT analysis, recommendations and challenges portions of the plan identify higher density zoning designations on properties adjacent to or close to the downtown area as a neighborhood concern. The recommendations suggest that the City address the zoning concerns during the revision of the Zoning Ordinance. In 2016, the City had already contracted a consultant to revise the Ordinance prior to being presented with this plan. Analyzing the appropriateness of the Dimmitt's Grove neighborhood zoning was not included in the scope of work of the consultant. The consultant is, however, evaluating the lot sizes and densities of the single family districts and eliminating nonconforming lots throughout the City. Additionally, the consultant is establishing basic design standards for infill development in the Downtown Transition districts. Additional funding could be required to carry out the zoning amendments envisioned in the plan.

Explanation: The plan suggests that the City decrease density near the downtown area. Downtown areas and mixed-use retail areas require residential density to be successful. That density has traditionally been located on the peripheral of downtown, in the older neighborhoods. As Downtown Bloomington experiences redevelopment and infill with alternative housing options, densities on the periphery could possibly be reduced by the City. However, an analysis about the impacts of a downzoning would need to occur before initiating a map amendment. City staff have not had the opportunity to fully analyze what such a zoning amendment could look like, nor has it had the opportunity to fully analyze the number of nonconforming structures and uses downzoning could reduce or create. Additionally, the staff does not know if all of the owners impacted by a decision would be supportive of the proposed rezoning. An analysis and outreach would be necessary before the City could initiate any down-zoning amendments to the property. No funds are budgeted for this project at the moment, and this project could be part of a larger citywide analysis that would require additional resources and staffing. An alternative could be to provide additional education opportunities for property owners about the revised zoning ordinance and the property owners could petition to initiate the zoning amendment if determined that the current zoning is inappropriate.

- Parking: Similar to zoning, an analysis of available parking and off-street parking for the Dimmitt's Grove neighborhood was not part of the scope of work for the consultants amending the Zoning Ordinance. The consultants provided recommended parking standards for private development which may or may not address the Dimmitt's Grove Neighborhood's concerns, especially related to on-street parking. Additional analysis may be needed and additional resources may be necessary. The plan recommends creating a Neighborhood Conservation District (NCDs) for Dimmitt's Grove. Establishing and managing NCD will most likely require additional planning division staff and resources.

- Amending and updating the Dimmitt's Grove Plan: The proposed timeline for the plan is five years. The plan may want to include provisions for revising, updating, and amending the goals of the plan as time passes. For example, since the creation of the Plan, Green Top Grocery has opened on Washington St. This establishment could be viewed as an asset for the neighborhood as well as a means of addressing the neighborhood's concerns with food insecurity.

STAFF RECOMMENDATION:
Staff recommends *that the Planning Commission motion to accept and acknowledge the Dimmitt's Grove Neighborhood Plan, prepared by the McLean County Regional Planning Commission and with comments provided by City staff. The Planning Commission further acknowledge the efforts of the Dimmitt's Grove Neighborhood Association in this neighborhood planning process.*

Respectfully submitted,
Community Development Staff

Attachments:
- Dimmitt's Grove Neighborhood Plan drafted 2016

MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JANUARY 9, 2019 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. David Stanczak; Mr. Kevin Suess; Mr. John Protzman; Ms. Megan Headean; Mr. Mark Muehleck; Mr. Thomas Kreiger; Mr. Tyson Mohr; Ms. Megan McCann; Chairman Justin Boyd

MEMBERS ABSENT: Mr. Eric Penn

OTHERS PRESENT: Ms. Katie Simpson, City Planner; Ms. Izzy Mandujano, Assistant City Planner; Mr. Bob Mahrt, Community Development Director; Mr. George Boyle, Assistant Corporate Counsel

CALL TO ORDER: Chairman Boyd called the meeting to order at 4:00 PM. Mr. Mahrt called roll. With nine members present, a quorum was established.

PUBLIC COMMENT: None.

MINUTES: The Commission reviewed the minutes of the December 12, 2018, regular meeting of the Bloomington Planning Commission. Mr. Protzman motioned to approve the minutes as presented; Mr. Stanczak seconded the motion. The minutes were approved 8-0-1 with the following votes cast: Mr. Stanczak—yes; Mr. Suess—abstain; Mr. Protzman—yes; Ms. Headan—yes; Mr. Muehleck—yes; Mr. Kreiger—yes; Mr. Mohr—yes; Ms. McCann—yes; Chairman Boyd—yes.

REGULAR AGENDA: Dimmitt's Grove Neighborhood Plan. Consideration, review and action on the *Dimmitt's Grove Neighborhood Plan* (Ward 1, Ward 6). *Recommended action: That the Planning Commission motion to accept and acknowledge the Dimmitt's Grove Neighborhood Plan, prepared by the McLean County Regional Planning Commission and with comments provided by City staff. The Planning Commission further acknowledge the efforts of the Dimmitt's Grove Neighborhood Association in this neighborhood planning process.*

Chairman Boyd introduced the case. Ms. Simpson stated staff's recommendation is to accept and acknowledge the Dimmitt's Grove Neighborhood Plan, and provided an overview from the August 22, 2018 presentation given by Ms. Vasudha Gadhiraju, Director of the McLean County Regional Planning Commission. Ms. Simpson explained that the Comprehensive Plan recommends that the City encourage neighborhood level plans that align with the broader goals of the Comprehensive Plan and that the Comprehensive Plan recommends that the City develop a tool kit that neighborhood groups can use to create neighborhood level plans. Ms. Simpson stated that Ms. Gadhiraju said the Dimmitt's Grove Neighborhood Plan was a pilot project for developing neighborhood level plans. Ms. Simpson stated that following the August 22, 2018 presentation, City staff reviewed the draft plan and provided a few supplemental comments and feedback on the utility, zoning and parking recommendations of the plan. She shared comments from the Water Department which suggested the need to clarify between public water mains and private water services. The Department tested the public water mains for the neighborhood and found adequate flow and pressure. The Department also reviewed water main breaks for the neighborhood and found the neighborhood experienced few breaks over the past fifteen years. The Water Department suggested that the pressure issues reported by residents may be the result of corroded water services, typically constructed of galvanized steel, that result in reduced pressure, uneven distribution, and reduced flow from the public main into the home. Ms. Simpson clarified that the neighborhood plan was presented to the City after the city had hired the consultant for the zoning ordinance revision. She stated that the recommended rezoning of property in Dimmitt's Grove was not included in the scope of work for the zoning ordinance revision project. Ms. Simpson stated that further analysis would be needed to evaluate the square footage of lots, size of homes, desired density of the area, and existing uses prior to amending the zoning designations for the neighborhood. She also noted the need to notify property owners of a change. Ms. Simpson stated that while amending the zoning on the neighborhood was not part of the original scope of work for the zoning ordinance revision, this is a project that could occur at a later date. Ms. Simpson also stated that the parking program recommendations in the neighborhood plan would require further analysis. She stated that staff is recommending acceptance and acknowledgement of the plan.

Ms. Headan asked for clarification on a Neighborhood Conservation District. Ms. Simpson explained that a neighborhood conservation district is similar to a historic preservation district with specific design criteria for the character of a neighborhood. She stated that some communities have a board that oversees the review of projects within a neighborhood conservation district. Mr. Mohr asked if the maps staff presented were included in the neighborhood plan. Ms. Simpson affirmed.

Mr. Mohr stated that he was impressed by the document and recognized the amount of work that went into creating the plan. He stated that a few parts of the plan may need updated such as the food desert map and references to a downtown hotel. He suggested that the Executive Summary is updated to state the goals of the plan. He recommended subheadings to strengthen the connection to the Comprehensive Plan.

Mr. Mohr motioned to accept and acknowledge the Dimmitt's Grove Neighborhood Plan. Mr. Protzman seconded the motion. Chairman Boyd commended the neighborhood organization on their work. The motion passed unanimously with the following votes cast: Mr. Stanczak—yes; Mr. Suess—yes; Mr. Protzman—yes; Ms. Headan—yes; Mr. Muehleck—yes; Mr. Kreiger—yes; Mr. Mohr—yes; Ms. McCann—yes; Chairman Boyd—yes.

OLD BUSINESS: Mr. Mohr requested a status update on the R-3B Zoning District discussion from the previous meeting. Ms. Simpson stated that staff reviewed the past meeting and found that most of the concerns shared at the meeting pertained to the specific zoning of individual properties and the purpose and intent of the R-3B district. She stated that Houseal Lavigne &

Associates provided a revised purpose and intent for the district, which Ms. Simpson read to the Commission. She stated the revised purpose removes language that denotes single family homes as undesirable and language appears to encourage the demolition of these homes. She stated that staff and the consultants chose to not adjust the district's density at this moment since the district applies to other areas of the community and the ramifications of changing the density has not been evaluated. Ms. Simpson stated there are approximately 700 properties zoned R-3B in Bloomington. Mr. Boyle added that staff has concerns about adding several hundred properties to a map amendment petition at this stage since it could prolong adoption of the entire ordinance. He stated that the City would have to provide notice to these properties and hold a new public hearing, a process that could take multiple months to complete. Mr. Boyle explained that many developers anticipate the revisions to the ordinance and are in a state of limbo until it is adopted. He said that a property owner or City Council could submit a petition or resolution initiating a zoning change at any time. Ms. Simpson added that the City would have to weigh the pros and cons of postponing adoption of the ordinance to accommodate a zoning map amendment in the R-3B district. She added that staff would need direction from Council regarding which properties zoned R-3B they would like evaluated. Ms. Simpson explained that staff looked briefly at the zoning changes recommended for the Dimmitt's Grove Neighborhood in the Dimmitt's Grove Neighborhood Plan and determined rezoning these properties from R-3B to R-2 could result in 32 new nonconforming single family lots, 5 new nonconforming duplex lots, and 30 nonconforming multifamily structures. She added that this is preliminary and staff used data from the tax assessor; staff did not perform site visits.

Chairman Boyd asked if each property owner would have to submit a petition. Ms. Simpson stated that City Council could petition for a map amendment or the property owners could submit a petition to rezone their property. Mr. Boyle added that we have received petitions from groups of property owners but a petition has to come from the property owner or the Council. Mr. Mohr asked if it were possible for staff to look at the amount of nonconforming lots and uses created by amending the zoning to R-3A. Chairman Boyd added that the area of concern stated during the meeting was the periphery of the downtown. Ms. Simpson confirmed that staff would work on Mr. Mohr's request. Mr. Boyle stated that staff is available if anyone has questions or would like to discuss the ordinance. Ms. Headan suggested that it would be helpful to share the process someone would have to go through to build a 70 unit structure.

NEW BUSINESS: none.

ADJOURNMENT: The meeting was adjourned at 4:27 by voice vote, motioned by Ms. Headan and seconded by Mr. Suess.

Respectfully submitted,
Katie Simpson,
City Planner

PRESENTATION, DISCUSSION, AND DIRECTION ON FUTURE AGENDA TOPICS
ITEM NO. 6.B

FOR COMMITTEE OF THE WHOLE: November 18, 2019

SPONSOR: Administration Department

WARD IMPACTED: City-Wide Impact

SUBJECT: Presentation and discussion on the Connect Transit "Connect to the Future" Working Group, as requested by the Administration Department.

RECOMMENDED MOTION: Presentation and discussion only.

STRATEGIC PLAN LINK:
-Goal 5. Great Place – Livable, Sustainable City
-Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:
-Objective 5a. Well-planned City with necessary services and infrastructure
-Objective 1e. Partnering with others for the most cost-effective service delivery

BACKGROUND: An update to Council on the progress of the Connect Transit “Connect to the Future” working group will be provided by Judy Buchanan, Connect Transit Board Trustee.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

COMMUNITY DEVELOPMENT IMPACT: Goal TAQ-2: Transit development provides an alternative of choice for the general population and support for the transit-dependent; TAQ-2.1: Expanded urban transit system to provide improved route coverage, more frequent route service (headways), extended service hours and schedules, accessible for transit-dependent riders and those with special needs and challenges, including the economically disadvantaged, persons without access to automobiles, the elderly, people with disabilities, and regional access to urban service areas.

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: N/A

Respectfully submitted for Council consideration.

Prepared by: Tara Henry, Legislative Assistant

Reviewed by:

Billy Tyus, Deputy City Manager 11/13/2019 Tara Henry, Legislative Assistant 11/13/2019

Recommended by:

Tim Gleason, City Manager

PRESENTATION, DISCUSSION, AND DIRECTION ON FUTURE AGENDA TOPICS
ITEM NO. 6.C

FOR COMMITTEE OF THE WHOLE: November 18, 2019

SPONSOR: Public Works Department

WARD IMPACTED: City-Wide Impact

SUBJECT: Presentation and discussion of 2019 Asphalt and Concrete Roadwork, as requested by the Public Works Department.

RECOMMENDED MOTION: Presentation and discussion only.

STRATEGIC PLAN LINK:
-Goal 5. Great Place – Livable, Sustainable City
-Goal 4. Strong Neighborhoods
-Goal 2. Upgrade City Infrastructure and Facilities

STRATEGIC PLAN SIGNIFICANCE:
-Objective 5e. More attractive city: commercial areas and neighborhoods
-Objective 5b. City decisions consistent with plans and policies
-Objective 5a. Well-planned City with necessary services and infrastructure
-Objective 4d. Improved neighborhood infrastructure
-Objective 2a. Better quality roads and sidewalks

BACKGROUND: Public Works will provide a brief presentation to recap asphalt and concrete roadwork performed by City employees and contractors throughout 2019. This presentation provides an opportunity to show Council and the public the results of the various infrastructure programs and to recognize the people who contributed to the programs.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

COMMUNITY DEVELOPMENT IMPACT: Goal UEW-1. Provide quality public infrastructure within the City to protect public health, safety and the environment, Objective UEW-1.1. Maintain the existing City operated infrastructure in good condition by prioritizing maintenance over building new and implementing fees to cover costs; Goal TAQ-1. A safe and efficient network of streets, bicycle- pedestrian facilities and other infrastructure to serve users in any surface transportation mode, Objective TAQ-1.1. Maintenance and development of a continuous network of arterial, collector and local streets that provides for safe and efficient movement of people, goods and services between existing and proposed residential areas and major activity centers, maximizes walkability, and provides multimodal linkages to the state and interstate highway system, Objective TAQ-1.2. Data-driven transportation infrastructure policy and management, Objective TAQ-1.4. Pedestrian safety for users of all transportation facilities with a Sidewalk Master Plan, and sidewalk system that provides safe access throughout the transportation network.

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: N/A

Respectfully submitted for Council consideration.

Prepared by: Michael Hill, Management Analyst

Reviewed by:

Jim Karch, Director of Public Works	10/31/2019	Chris Tomerlin, Budget Manager	11/3/2019
Jeffery R. Jurgens, Corporation Counsel	11/4/2019	Tara Henry, Legislative Assistant	11/8/2019

Recommended by:

Tim Gleason, City Manager