



MINUTES
COMMITTEE OF THE WHOLE - REGULAR SESSION
MONDAY, OCTOBER 21, 2024, 6:00 P.M.

The Committee of the Whole convened in regular session in the Government Center Boardroom at 6:00 P.M. Mayor Mboka Mwilambwe called the meeting to order.

Roll Call

Attendee Name	Title	Status
Mboka Mwilambwe	Mayor	Present
Jenna Kearns	Council Member, Ward 1	Present
Donna Boelen	Council Member, Ward 2	Absent
Sheila Montney	Council Member, Ward 3	Present
John Danenberger	Council Member, Ward 4	Present
Nick Becker	Council Member, Ward 5	Present
Cody Hendricks	Council Member, Ward 6	Present
Mollie Ward	Council Member, Ward 7	Present
Kent Lee	Council Member, Ward 8	Absent
Tom Crumpler	Council Member, Ward 9	Present

Public Comment

Mayor Mwilambwe read a public comment statement of procedure. Surena Fish provided in-person public comment. Adan Rivera registered to speak but was not present. No emailed public comment was received.

Consent Agenda

No items were considered.

Regular Agenda

The following item was presented:

Item 5.A. Presentation of Public Works Department's Sidewalk & Resurfacing Experiment Updates, as requested by the Administration Department.

City Manager, Jeff Jurgens, briefly introduced the Item and how it was incorporated into the Continuous Improvement Initiative.

Josh Hansen, Total Compensation & Process Improvement Manager, discussed the Sidewalk Experiment, by describing the current process and the experiment taken. The experiment included six larger-scale job sites throughout the City with varying levels of complexity that had a direct impact on residents. He discussed the composition of the projects, as well as the experiences of the four-person City crew. He then made a comparison between running the projects with a City crew versus a third-party contractor. He noting costs were higher with the City crew. He concluded the presentation by discussing lessons learned and potential future enhancements including strategic site selections ensuring sites near each other were completed together. Mr. Hansen moved on to the Resurfacing Experiment, beginning with describing process differences. He shared that historically City crews filled potholes through

patching, which included throwing hot asphalt by hand. He explained the experiment included renting a street repaving machine that enabled repaving instead of patching. He compared the pros and cons of each process and concluded by discussing how utilizing a repaver full-time would better address repairs.

Council Member Becker and Public Works Director, Mose Rickey, discussed how staff currently patched by hand with a shovel. Director Rickey noted that staff would present an update including cost evaluations in December.

Council Member Montney expressed the importance of the sidewalk project. She and Mr. Hansen then discussed the cost comparison for the sidewalk projects in more detail. They then discussed the size of the crews needed for projects with Director Rickey.

Council Member Montney and Colleen Winterland, Asst. Director of Public Works, discussed the current process for vertical displacement sidewalk grinding and opportunities to address additional areas near reported site issues. Director Rickey noted his crew's initiative to finish projects to completion.

Council Member Becker asked if the sidewalk experiments resulted in sidewalk work completed quicker. Mr. Hansen stated that it was too early to say; however, he believed that the group would gain more synergy and improve over time. Mr. Hansen stated that aligning more funding to sidewalk infrastructure would make a positive impact, and that going forward, staff would have data to better understand the process and timeline.

Council Member Ward and Mr. Hansen discussed how the sidewalk projects were chosen. They then discussed the 50/50 Sidewalk Program as a resource for residents. Director Rickey noted the 50/50 Program was not highly utilized.

Council Member Ward relayed a question from a constituent who wanted to know if crews would replace the dirt and grass that was disturbed during projects. Mr. Hansen confirmed dirt and grass seed were added.

Director Rickey acknowledged that the experiments showcased how skilled Public Works staff are, and noted that performing the experiments came at a cost, as the same staff could not simultaneously complete other necessary work. He commended staff for taking on the experiments and highlighted the specific job sites that were selected in coordination with engineering to demonstrate the Department's diverse skill sets.

The following item was presented:

Item 5.B. Presentation by the Bloomington Housing Authority, as requested by the Administration Department.

Tasha Ajay-Scott, the newly hired Bloomington Housing Authority ("BHA") Director, discussed her background in Housing Authorities and then provided an overview of the BHA's 2025 Annual Plan. She stated that BHA would be working with the Illinois Housing and Urban Development ("HUD") to reevaluate the fair market rents in the area and ensure the housing vouchers held by participants were sufficient for the current market. She went on to explain that BHA would explore all options to expand leasing opportunities, including working with HUD's special purpose vouchers that come with supportive services and expanding their project-based voucher program. Director Ajay-Scott discussed interest in expanding the community's affordable housing footprint and highlighted how BHA would utilize technology to improve processes and procedures. She concluded by thanking the community for their warm welcome.

City Manager Jurgens was impressed by Director Ajay-Scott's openness to collaborate and commended her new ideas for addressing housing needs in the community.

Council Member Kearns expressed excitement for Director Ajay-Scott's leadership, noting that existing staff too have great ideas that would align well with the Director's vision.

Mayor Mwilambwe and Director Ajay-Scott discussed preliminary efforts to expand plans for affordable housing. She discussed ongoing efforts and projects, as well as interest in returning to Council with an update on capital improvement projects and other partnerships.

City Manager's Report

City Manager Jurgens provided an update on the disbandment of the homeless encampment, as well as the resources available. He shared that seven individuals had taken advantage of the Salvation Army's resources. He explained that the Coalition Working to Address Homelessness had plans to meet again to discuss next steps, address any other issues, as well as continue coordinating to further address homelessness in the community. He moved on to thank Public Works for completing the semi-annual bulk pickup on time and then ended by highlighting how successful Bloomington Bison home opening games had been.

Executive Session

No Executive Session was held.

Adjournment

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

Mayor Mwilambwe directed the Clerk to call roll:

AYES: Kearns, Montney, Danenberger, Becker, Hendricks, Ward, Lee, Crumpler

Motion carried (viva voce).

The meeting adjourned at 7:03 P.M.

CITY OF BLOOMINGTON



Mboka Mwilambwe, Mayor

ATTEST



Amanda Stutsman, Deputy City Clerk

