



**COMMITTEE AS A WHOLE SESSION
PUBLISHED BY THE AUTHORITY OF THE CITY COUNCIL OF
BLOOMINGTON, ILLINOIS
MONDAY, OCTOBER 19, 2015; 5:30 P.M.**

1. Call to Order

Mayor Renner called the meeting to order at 5:30 PM and asked City Clerk Lawson to call the roll.

2. Roll Call

Aldermen: Jim Fruin, Kevin Lower, Mboka Mwilambwe, Amelia Buragas, Joni Painter, Karen Schmidt, Scott Black, Diana Hauman

Absent: David Sage

3. Public Comment

Mayor Renner opened the floor to public comment.

Alderman Black asked for a motion that would push the Public Comment section back to after Item 9. Alderwoman Schmidt seconded this.

The Mayor directed the Council to verbally vote, which resulted in the following:

Ayes: Aldermen Fruin, Lower, Mwilambwe, Buragas, Schmidt, Black, Hauman, and Painter

Nays: None

Motion approved.

- 4. Consideration of approving the Committee of the Whole Meeting Minutes of September 21, 2015.** *(Recommend that the reading of the minutes of the Committee of the Whole Proceeding of September 21, 2015 be dispensed with and the minutes approved as printed.)*

The Mayor directed the Council to vote, which resulted in the following:

Ayes: Aldermen Fruin, Lower, Mwilambwe, Buragas, Schmidt, Black, Hauman, and Painter

Nays: None

Motion approved.

- 5. Presentation: "Best Practices for Public-Private Partnerships"** *(Stephen Friedman, SB Friedman Development Advisors, 20 minutes Presentation and Council discussion 20 minutes)*

Mayor Renner introduced Mr. Friedman. Mr. Friedman gave a presentation on Best Practices for Public-Private Partnerships.

6. Developer Presentation: Jeff Giebelhausen (*Presentation 20 minutes, Council discussion 10 minutes*)

Mayor Renner introduced Mr. Giebelhausen. Mr. Giebelhausen gave a presentation on Front & Center Building and Commerce Bank Building--Is a Partnership Desired: A Final Resolution.

7. Developer Presentation: David Bentley (*Presentation 20 minutes, Council discussion 10 minutes*)

Mayor Renner introduced Mr. Bentley, who gave a presentation on Downtown Bloomington Redevelopment.

8. Council Discussion and direction regarding next steps on further review regarding Downtown Redevelopment and Public / Private Partnerships.

- A. Discussion: City Council, Stephen Friedman, City Manager and City Staff (30 minutes)

Aldерwoman Schmidt, Alderman Black, and Aldерwoman Buragas suggested that the City seek experts on these redevelopment topics so that they can filter the information appropriately. Alderman Fruin wanted an Executive Session to discuss further items in detail. Mayor Renner mentioned that they may need to split the policy items into possibly different meetings.

City Manager Hales, we need to have another public session regarding the high level details, and then the City Council needs to consult with myself and City Staff. Mayor Renner stated that the policy decisions would have to be an Open Session.

Mr. Friedman, the question to ask: are you ready to get engaged into this process? He recommended that the City Council figure out what they wanted to do and then speak with experts to understand the specifics. This might help determine any “fatal flaws” with any of the projects. This determination process can encompass priorities and public involvement.

Alderman Black suggested that the City Council take a direction and look at these presentations as potential opportunities, to seek an analysis as soon as possible with all appropriate parties to weigh in on Mr. Friedman’s approach as well as the City’s own economic staff and Economic Development Council in a Work Session or public meeting. No resolution was fine.

City Manager Hales said that he felt that he had enough direction to move forward.

9. Public Comment

The following citizens offered comments to the Council:

Alton?

10. Council discussion regarding Budget Priorities (*Alderman Schmidt 5 minutes presentation, Council discussion 15 minutes*)

Alderwoman Schmidt reviewed findings from the voting chart.

PROGRAM OR SERVICE	NUMBER OF VOTES
1. Downtown hire back cost recovery	10
2. School resource officer cost recovery	0
3. Explore forming park district	1
4. Ordinance/policy for Parks & Rec revenue covering X% of expenditures	2
5. End SLBB	7
6. End spring fertilizing and summer watering in parks	1
7. Solid waste changes: charge for all buckets, no charge for yard waste or city yard drop-off, consider increase in 35 gallon costs, outsourcing solid waste services, costs to landlords	6
8. Department reductions	0
9. BCPA audit with 501c3 impact considered	3
10. Sell creativity Center	1
11. Sell BCPA	3
12. Convert BCPA to enterprise fund	2
13. Reduce BCPA budget	2
14. Establish & hold to budget line for legal counsel	0
15. Find farmer who will take leaves for free	2
16. Significantly cut back on printing	3
17. Cost recovery – CIRA aircraft rescue & fire	0
18. ETSB revenue sharing	3
19. Police firing range	2
20. Itemize regional services that BLM provides (zoo, Lake BLM, cyber crime unit, etc.)	0
21. Consider single solid waste service program for B/N	1
22. Outsource golf operations	7
23. Consider selling golf course by FY17 budget adoption	5
24. Revise golf enterprise policy to establish trigger so that any revenue transfer = review	0
25. Explore combining management of BCPA & USCC (whether managed internally or externally)	7
26. Outsource IT operations	0
27. All departments develop 5% contingency plan for FY17	2
28. Allocate budget resources to look at operational efficiencies in all departments	2
29. Compensation plan & job audit review for all city employees	5

30. Fewer outside consultants	1
31. Share staff resources among city departments for advertising, marketing, recruiting	1
32. Review the various ways the city communicates, often by department – look for efficiencies	0
33. Move staff as needed among departments – cross-training – at least within the same union	1

11. Adjournment

Motion by Alderman Black, seconded by Alderman Schmidt to adjourn Regular Session. Time: 6:15 p.m.

The Mayor directed the Council to verbally vote, which resulted in the following:

Ayes: Aldermen Fruin, Lower, Sage, Mwilambwe, Buragas, Schmidt, Black, Hauman, and Painter

Nays: None

Motion approved. (viva voce)

CITY OF BLOOMINGTON

ATTEST

Tari Renner, Mayor

Cherry L. Lawson, City Clerk