



**MINUTES**  
**CITY COUNCIL - REGULAR SESSION**  
**MONDAY, SEPTEMBER 23, 2024, 6:00 P.M.**

The City Council convened in regular session in the Government Center Boardroom at 6:00 P.M. Mayor Mboka Mwilambwe called the meeting to order and led the Pledge of Allegiance ending with a moment of silent prayer/reflection.

**Roll Call**

| Attendee Name    | Title                  | Status  |
|------------------|------------------------|---------|
| Mboka Mwilambwe  | Mayor                  | Present |
| Jenna Kearns     | Council Member, Ward 1 | Absent  |
| Donna Boelen     | Council Member, Ward 2 | Present |
| 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 |

**Recognition/Appointments**

Item 5.A. Recognition of Residents Who Have Recently Obtained United States Citizenship, as requested by the Administration Department.

Michael Hurt, Chief Diversity & Inclusion Officer, gave a brief overview of the City's Welcoming Week and introduced Hannah Mesouani to share her story. She shared her immigration and citizenship story and expressed appreciation for the welcoming environment provided by the City, as well as the community's inclusivity.

**Public Comment**

Mayor Mwilambwe read a public comment statement of procedure. Monsignor Jason Gray emailed public comment. Monsignor Jason Gray, Matt Harr, Greg Koos, Grant Walch, and Surena Fish spoke in person.

**Consent Agenda**

City Clerk Leslie Yocum spoke to a scrivener's error that occurred in Item 7.D. The address associated to the Item read 2540 W. Washington and should have read 2405 W. Washington. City Clerk Yocum asked that if Council decided to move forward with the Item on the Consent Agenda the motion include Item 7.D. as amended.

*Items listed on the Consent Agenda are approved with one motion; Items pulled by Council from the Consent Agenda for discussion are listed and voted on separately.*

**Council Member Boelen made a motion, seconded by Council Member Hendricks, to approve the Consent Agenda with Item 7.D. as amended with the exception of Items 7.C. and 7.G.**

Item 7.A. Consideration and Action on Approving Bills and Payroll in the Amount of \$13,196,889.04, as requested by the Finance Department. (Recommended Motion: The proposed Bills and Payroll be approved.)

Item 7.B. Consideration and Action to Approve a Resolution to Enter into a Joint Funding Agreement and Resolution for Federally Funded Construction for Phase III Construction of Hamilton Road, from Commerce Parkway to Morrissey Drive, in the Amount of \$3,773,392.16, as requested by the Department of Operations & Engineering Services. (Recommended Motion: The proposed Resolution be approved.)

Item 7.C. was pulled from the Consent Agenda by Council Member Ward.

Item 7.D. Consideration and Action on an Ordinance Annexing Property Commonly Known as ~~2540~~ 2405 W. Washington Street, Containing 30.81 Acres, More or Less, and Property Commonly Known as 1803 W. Washington Street, Containing 3.31 Acres, More or Less, and Approving a Zoning Map Amendment for Said Properties to the A (Agriculture) District and M-2 (General Manufacturing) Districts, Respectively, (PINs: 20-01-100-031 & 21-05-306-002), as requested by the Economic & Community Development Department. (Recommended Motion: The proposed Ordinance be approved.)

**ORDINANCE NO. 2024 – 071**

**AN ORDINANCE ANNEXING PROPERTY COMMONLY KNOWN AS 2405 W. WASHINGTON STREET, CONTAINING 30.81 ACRES, MORE OR LESS, AND PROPERTY COMMONLY KNOWN AS 1803 W. WASHINGTON STREET, CONTAINING 3.31 ACRES, MORE OR LESS, AND APPROVING A ZONING MAP AMENDMENT FOR SAID PROPERTIES TO THE A (AGRICULTURE) DISTRICT AND M-2 (GENERAL MANUFACTURING) DISTRICTS, RESPECTIVELY (PINs: 20-01-100-031 & 21-05-306-002)**

Item 7.E. Consideration and Action on an Ordinance Annexing Property Commonly Known as 2440 W. Washington Street, Containing 131.9 Acres, More or Less, and Approving a Zoning Map Amendment for Said Property to the A (Agriculture) District (PIN: 20-01- 300-004), as requested by the Economic & Community Development Department. (Recommended Motion: The proposed Ordinance be approved.)

**ORDINANCE NO. 2024 – 072**

**AN ORDINANCE ANNEXING PROPERTY COMMONLY KNOWN AS 2440 W. WASHINGTON STREET, CONTAINING 131.9 ACRES, MORE OR LESS, AND APPROVING A ZONING MAP AMENDMENT FOR SAID PROPERTY TO THE A (AGRICULTURE) DISTRICT (PIN: 20-01-300-004)**

Item 7.F. Consideration and Action on an Ordinance Expressing Official Intent Regarding Certain Capital Expenditures to be Reimbursed from Proceeds of an Obligation to be Issued by the City of Bloomington, in an amount not to exceed \$138,500,000, as requested by the Finance Department and the Water Department. (Recommended Motion: The proposed Ordinance be approved.)

**ORDINANCE NO. 2024 – 073**

**AN ORDINANCE EXPRESSING OFFICIAL INTENT REGARDING CERTAIN CAPITAL EXPENDITURES TO BE REIMBURSED FROM PROCEEDS OF AN OBLIGATION TO BE ISSUED BY THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS**

Item 7.G. was pulled from the Consent Agenda by Council Member Montney.

Item 7.H. Consideration and Action on an Ordinance Amending the Budget Ordinance for the Fiscal Year Ending April 30, 2025, to Increase the Community Development Block Grant (CDBG) Budget, in the Amount of \$105,471.50, as requested by the Economic & Community Development Department. (Recommended Motion: The proposed Ordinance be approved.)

**ORDINANCE NO. 2024 – 075**

**AN ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE FISCAL YEAR ENDING APRIL 30, 2025, TO INCREASE THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) BUDGET IN THE AMOUNT OF \$105,471.50**

Item 7.I. Consideration and Action on an Ordinance Approving Text Amendments to the Zoning Code of the City of Bloomington [Chapter 44] Relating to Use Tables, Definitions, Streamlining the Development Review Process, Modification Process for General Provisions, Administrative Procedures, and Clarifications of Permitted Encroachments, as requested by the Economic & Community Development Department. (Recommended Motion: The proposed Ordinance be approved.)

**ORDINANCE NO. 2024 – 076**

**AN ORDINANCE APPROVING TEXT AMENDMENTS TO THE ZONING CODE OF THE CITY OF BLOOMINGTON [CHAPTER 44] RELATING TO USE TABLES, DEFINITIONS, STREAMLINING THE DEVELOPMENT REVIEW PROCESS, MODIFICATION PROCESS FOR GENERAL PROVISIONS, ADMINISTRATIVE PROCEDURES, AND CLARIFICATIONS OF PERMITTED ENCROACHMENTS**

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

**AYES:** Boelen, Montney, Danenberger, Becker, Hendricks, Ward, Crumpler

**Motion carried.**

**Items Pulled from the Consent Agenda**

*The following Item was pulled from the Consent Agenda by Council Member Ward:*

Item 7.C. Consideration and Action on a Resolution to Authorizing a Contract with Playcore Wisconsin, Inc. c/o Cunningham Recreation for the Purchase and Installation of Two Playgrounds, in the Amount of \$272,397.70, as requested by the Parks & Recreation Department.

Council Member Ward congratulated Northpoint Elementary on the playground and thanked Ward 7 residents for their efforts and advocacy for the equipment at White Oak Park.

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

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

**AYES:** Boelen, Montney, Danenberger, Becker, Hendricks, Ward, Crumpler

**Motion carried.**

**RESOLUTION NO. 2024 – 051**

**A RESOLUTION AUTHORIZING A CONTRACT WITH PLAYCORE WISCONSIN INC C/O CUNNINGHAM RECREATION FOR PURCHASE AND INSTALLATION OF 2 PLAYGROUNDS IN THE AMOUNT OF \$272,397.70**

*The following Item was pulled from the Consent Agenda by Council Member Montney:*

Item 7.G. Consideration and Action on an Ordinance Expressing Official Intent Regarding Certain Capital Expenditures to be Reimbursed from Proceeds of an Obligation to be Issued by the City of Bloomington, in an amount not to exceed \$21,000,000, as requested by the Finance Department.

Council Member Montney expressed her support for the Public Works move to the old Owen's Nursery property. She shared that she would appreciate a report of the City's debt.

City Manager Jeff Jurgens clarified that Items 7.F. and 7.G. do not approve bonds but instead sets up reimbursement processes. Scott Rathbun, Finance Director, then clarified the regulations surrounding bonds and stated that the Ordinance was necessary to associate expenditures with bonds to maintain tax exemption.

**Council Member Montney made a motion, seconded by Council Member Boelen, to approve as presented.**

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

**AYES:** Boelen, Montney, Danenberger, Becker, Hendricks, Ward, Crumpler

**Motion carried.**

#### **ORDINANCE NO. 2024 – 074**

#### **AN ORDINANCE EXPRESSING OFFICIAL INTENT REGARDING CERTAIN CAPITAL EXPENDITURES TO BE REIMBURSED FROM PROCEEDS OF AN OBLIGATION TO BE ISSUED BY THE CITY OF BLOOMINGTON, IN AN AMOUNT NOT TO EXCEED \$21,000,000**

#### **Regular Agenda**

*The following Item was presented:*

Item 8.A. Consideration and Action on a Recommendation by the Planning Commission to Designate the Structures of Holy Trinity Church and Holy Trinity Rectory, Located at 704 N. Main Street, as "Local Historic Landmarks" and to have the S-4 (Historic Preservation District) Overlay Zoning Designation Applied to the Subject Property, including Either Adoption of an Ordinance Approving the Designation or Adoption of a Resolution Rejecting the Designation, as requested by the Historic Preservation Commission.

Council Member Crumpler stressed the importance of the Item and having full Council input on the decision.

**Council Member Hendricks made a motion, seconded by Council Member Ward, to postpone the Item to the October 14, 2024, Council meeting.**

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

**AYES:** Danenberger, Hendricks, Ward, Crumpler

**NAYS:** Boelen, Montney, Becker

**Motion carried.**

Item 8.B. Consideration and Action on an Ordinance Amending Bloomington City Code Chapter 29 Section 197 Regarding Towing of Vehicles, as requested by the Finance Department.

City Manager Jurgens provided a brief overview of the Item. Finance Director Rathbun stated there was over \$350,000 of parking citation debt, with over \$100,000 owed by 47 individuals. He stated that the proposed solution would initiate a Towing Program to maintain control of the debt at the lowest cost to the City and offenders. He stressed that City Code changes were necessary to provide a process to remedy the issue. He discussed noticing and community education on the Program start date and contact information regarding services.

Council Member Hendricks asked if the additional information regarding the payment plans and options would come before Council prior to enforcement. City Manager Jurgens stated payment plans would be handled by staff internally, but staff were working to cut out penalties.

Council Member Danenberger asked whether there would be an open bid process for towing companies. City Manager Jurgens and Director Rathbun explained that further discussion would be required to determine the current towing contract terms.

Council Member Ward and Director Rathbun discussed how the largest violator owed approximately \$7,000 in penalties for parking violations. Director Rathbun explained the penalty progression noting that once sent to collections, there was a 30% collection fee.

Council Member Hendricks, Director Rathbun, and City Manager Jurgens discussed process and policy.

Council Member Boelen shared her thoughts regarding ticketing procedures.

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

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

**AYES:** Boelen, Montney, Danenberger, Becker, Ward, Crumpler

**NAYES:** Hendricks

**Motion carried.**

#### **ORDINANCE NO. 2024 - 077**

#### **AN ORDINANCE AMENDING THE CITY OF BLOOMINGTON TOWING ORDINANCE**

*The following Item was presented:*

Item 8.C. Consideration and Action on an Ordinance Amending the Bloomington City Code Updating Chapter 29 (Motor Vehicles and Traffic) Increasing Downtown Parking Time Limits From 90-Minutes to Two Hours on Certain Streets, as requested by the Administration Department.

Senior Deputy City Manager Billy Tyus briefly mentioned concerns from Downtown merchants regarding parking time limitations.

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

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

**AYES:** Boelen, Montney, Danenberger, Becker, Hendricks, Ward, Crumpler

**Motion carried.**

## ORDINANCE NO. 2024 - 078

### AN ORDINANCE AMENDING THE BLOOMINGTON CITY CODE UPDATING CHAPTER 29 (MOTOR VEHICLES AND TRAFFIC) INCREASING DOWNTOWN PARKING TIME LIMITS FROM 90-MINUTES TO TWO HOURS ON CERTAIN STREETS

#### Finance Director's Report

Scott Rathbun, Finance Director, presented the Fiscal Year ("FY") Financial Summary as of August 31, 2024. He highlighted revenues, compared last year's figures, and discussed year-to-date figures and encumbrances. He noted changes made to a few line items for FY2025, General Fund Revenues and Expenditures, and Enterprise Funds. He highlighted the Arena Fund and noted both the Facilities and Entertainment Divisions. Sr. Deputy City Manager Tyus reiterated the seasonality of Arena facilities.

Council Member Montney asked about the prior year's financial results for the Arena. Director Rathbun discussed the results.

#### City Manager's Discussion

City Manager Jeff Jurgens expressed appreciation to Jeff Hindman, Superintendent of Park Maintenance, David Lamb, Asst. Director of Parks & Recreation, and their staff for their efforts within the community. He highlighted that Asst. Police Chief Chad Wamsley graduated from the FBI National Academy in September. He then noted Water Department infrastructure updates and upcoming Free Fall Bulk Pick-Up. He briefly noted upcoming Council items. Sr. Deputy City Manager Tyus highlighted several weekend events such as the Farmer's Market, Grossinger Motors Arena Marlon Wayans concert and the Kevin Gates show at the BCPA.

#### Mayor's Discussion

Mayor Mwilambwe highlighted the upcoming ribbon-cutting ceremony for the Ferrero Kinder Bueno production facility.

#### Council Member's Discussion

Council Member Crumpler mentioned the recent appointment of Marty Hickman as the Interim CEO of the Bloomington-Normal Convention Bureau and efforts made to bring more diverse acts to the City. He shared feedback regarding the updates at Clearwater Park.

#### Executive Session

No Executive Session was held.

#### Adjournment

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

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

**AYES:** Boelen, Montney, Danenberger, Becker, Hendricks, Ward, Crumpler

**Motion carried (viva voce).**

The meeting adjourned at 7:11 P.M.

**CITY OF BLOOMINGTON**

  
Mboka Mwilambwe, Mayor

**ATTEST**

  
Leslie Smith-Yocum, City Clerk

