CITY OF Bloomington ILLINOIS

MINUTES
CITY COUNCIL - REGULAR SESSION
MONDAY SEPTEMBER 9, 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	Present
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	Present
Tom Crumpler	Council Member, Ward 9	Present

Recognition/Appointments

Item 5.A. Recognition of Board & Commission Reappointment, as requested by the Administration Department.

Mayor Mwilambwe recognized Joseph Blaney to the Transportation Commission.

Public Comment

Mayor Mwilambwe read a public comment statement of procedure. No emailed public comments were received. Dan Brady, Surena Fish, and Gary Lambert spoke in person.

Consent Agenda

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 Becker shared that he needed to recuse himself from Item 7.F due to a conflict of interest. He asked that the item be pulled from the Consent Agenda.

Council Member Hendricks made a motion, seconded by Council Member Boelen, to approve the Consent Agenda with the exception of Item 7.F.

Item 7.A. Consideration and Action to Approve the Minutes of the August 12, 2024, Regular City Council Meeting, as requested by the City Clerk Department. (Recommended Motion: The proposed Minutes be approved.)

Item 7.B. Consideration and Action on Approving Bills and Payroll in the Amount of $10,654,419.57, as requested by the Finance Department. (Recommended Motion: The proposed Bills and Payroll be approved.)

Item 7.C. Consideration and Action on the Purchase of a New Pro-Deck for Grossinger Motors Arena, in the Amount of $149,950.00, as requested by the Arts & Entertainment Department. (Recommended Motion: The proposed Purchase be approved.)

Item 7.D. Consideration and Action on an Intergovernmental Agreement with the McLean County Soil and Water Conservation District (MCSWCD), Town of Normal, McLean County, and the Bloomington/Normal Water Reclamation District (BNWRD), Regarding the Funding of a Soil Conservationist through the MCSWCD, as requested by the Water Department. (Recommended Motion: The proposed Intergovernmental Agreement be approved.)

Item 7.E. Consideration and Action to Approve a Contract with SiteMed Fire to Provide Occupational Safety and Health Administration (OSHA) Required Medical Surveillance and Physical Evaluation, in the Amount Not to Exceed $59,114, as requested by the Human Resources Department and the Fire Department. (Recommended Motion: The proposed Contract be approved.)

Item 7.F. was pulled from the Consent Agenda by Council Member Becker.

Item 7.G. Consideration and Action on a Resolution Authorizing a Contract for Axon Software and Equipment for Five Marked Police Vehicles, in the Amount of $50,990.30, as requested by the Police Department. (Recommended Motion: The proposed Resolution be approved.)

RESOLUTION NO. 2024 – 047

A RESOLUTION AUTHORIZING A CONTRACT WITH AXON ENTERPRISES, INC. FOR THE PURCHASE OF ADDITIONAL EQUIPMENT AND LICENSING IN THE AMOUNT OF $50,990.30

Item 7.H. Consideration and Action to Approve a Resolution in Support of an Illinois Transportation Enhancement Program Grant Application for Pedestrian and Bicycle Improvements on Constitution Trail, as requested by the Department of Operations & Engineering Services. (Recommended Motion: The proposed Resolution be approved.)

RESOLUTION NO. 2024 – 048

A RESOLUTION IN SUPPORT OF AN ILLINOIS TRANSPORTATION ENHANCEMENT PROGRAM GRANT APPLICATION FOR PEDESTRIAN AND BICYCLE IMPROVEMENTS ON CONSTITUTION TRAIL

Item 7.I. Consideration and Action on an Ordinance Amending Section 39-804(a) to Clarify the Duty of Facilitators of the Rental of Hotel and Motel Rooms to File Monthly Tax Returns, as requested by the Legal Department and the Finance Department. (Recommended Motion: The proposed Ordinance be approved.)

ORDINANCE NO. 2024 – 069

AN ORDINANCE AMENDING SECTION 39-804(a) TO CLARIFY THE DUTY OF FACILITATORS OF THE RENTAL OF HOTEL AND MOTEL ROOMS TO FILE MONTHLY TAX RETURNS

Item 7.J. Consideration and Action on a Resolution Approving the Open Space Lands Acquisition and Development (OSLAD) Grant Resolution to Certify the City of Bloomington has Sufficient Funds to Complete the Sunnyside Park Sustainability Initiative Project within a Three (3) Year Period if Notified of the OSLAD Grant Award, as requested by the Parks & Recreation Department. (Recommended Motion: The proposed Resolution be approved.)

RESOLUTION NO. 2024 – 049

A RESOLUTION APPROVING THE OPEN SPACE LANDS ACQUISITION AND DEVELOPMENT (OSLAD) GRANT RESOLUTION TO CERTIFY THE CITY OF BLOOMINGTON HAS SUFFICIENT FUNDS TO COMPLETE THE SUNNYSIDE PARK SUSTAINABILITY INITIATIVE PROJECT WITHIN A THREE (3) YEAR PERIOD IF NOTIFIED OF THE OSLAD GRANT AWARD

Mayor Mwilambwe directed the Clerk to call roll:

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

Motion carried.

Items Pulled from the Consent Agenda

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

Item 7.F. Consideration and Action on a Resolution Authorizing Waiving the Formal Bidding Requirements and Approving a Two (2) Year Agreement Between the City of Bloomington and SCADAware Inc., in the Amount of $250,000 for Ongoing SCADA Maintenance and Emergency Services, as requested by the Water Department. (Recommended Motion: The proposed Resolution be approved.)

Council Member Becker left the room to recuse himself at 6:11 P.M.

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

Mayor Mwilambwe directed the Clerk to call roll:

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

RECUSE: Becker

Motion carried.

RESOLUTION NO. 2024 – 046

A RESOLUTION AUTHORIZING WAIVING THE FORMAL BIDIDNG REQUIREMENTS AND APPROVING A TWO (2) YEAR AGREEMENT BETWEEN THE CITY OF BLOOMINGTON AND SCADAWARE INC., IN THE AMOUNT OF $250,000 FOR ON GOING SCADA MAINTENANCE AND EMERGENCY SERVICES

Council Member Becker returned to the meeting at 6:12 P.M.

Regular Agenda

The following Item was presented:

Item 8.A. Consideration and Action on an Ordinance Declaring an Emergency Related to Homelessness within the Community and Authorizing the City Manager to Issue Executive Orders to Increase Indoor Shelter Capacity, as requested by Mayor Mboka Mwilambwe and City Council.

The Mayor thanked City Manager Jeff Jurgens, staff, Sr. Deputy City Manager Billy Tyus, and the nonprofit community for their efforts to address homelessness issues.

City Manager Jurgens provided a brief overview of safety protocols and stressed the importance of shelter and resources in preparation for the winter. He thanked Dan Leisher and staff of the Salvation Army for their work.

Council Member Ward thanked City Manager Jurgens and staff for their efforts addressing the issue. She asked for additional information regarding the safety protocols. City Manager Jurgens provided detail on the safety protocols and reasoning behind them.

Council Member Boelen mentioned the timeframe for the Order, other recommended facility options for housing, as well as additional resources. She stressed the importance of accessibility when providing resources.

Council Member Montney noted the Order did not provide funding the programs. City Manager Jurgens shared that East View Community Church had committed to providing $50,000 to fund the program during the winter and that no other agencies would be asked for funding.

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

Motion carried.

ORDINANCE NO. 2024 – 070

AN ORDINANCE DECLARING AN EMERGENCY RELATED TO HOMELESSNESS WITHIN THE COMMUNITY AND AUTHORIZING THE CITY MANAGER TO ISSUE EXECUTIVE ORDERS TO INCREASE INDOOR SHELTER CAPACITY

<u>Item 8.B. Presentation and Update on City Council's Housing Initiatives, as requested by the Administration Department.</u>

City Manager Jurgens highlighted data on the declining inventory of homes for sale and market time of homes in the City. He shared the location of resources for more information surrounding housing development in the community.

Senior Deputy City Manager Tyus presented updates on the City's Housing Initiatives. He highlighted several challenges with grant funded Housing Rehabilitation Programs and overviewed potential targeted work areas, annual income eligibility requirements, project budgets, and eligible work of several rehabilitation programs. He also discussed the benefits of Community Impact Days and Home Acquisition & Rehab Programs.

Melissa Hon, Economic & Community Development (ECD) Director, discussed the zoning and subdivision code review, as well as proposed changes to encourage housing development. Sr. Deputy City Manager Tyus noted the inclusion of the parking code in the review. Mrs. Hon then overviewed standardized housing incentive fee reductions for low-income and affordable housing and Mr. Tyus noted that BNWRD (Bloomington Normal Water Reclamation District) had not formally agreed to waive their fees, but discussions were ongoing. Mrs. Hon discussed the fee cap within a specified timeframe and Mr. Tyus continued discussing other standardized incentive options, including a 5-year tax freeze, enterprise zone amendments, and rental assistance. He also highlighted the benefits of a Pre-Approved Housing Types Catalog.

Mayor Mwilambwe asked about a timeline for bringing more definite items back to Council. Sr. Deputy City Manager Tyus estimated the timeline would be fourth quarter.

Council Member Kearns asked how the programs would affect the Annual Action Plan. Mrs. Hon stated that the allocation of funds depended on the direction of the FY26 Annual Action Plan and noted affordable housing being a priority.

Council Member Boelen thanked staff for their work. She recommended adjustments to the annual median income requirements, affordable housing inclusion requirements, and fees. She asked the duration of the program. Mrs. Hon addressed her question by stating that the program would be capped once the funding limit or term limit was reached.

Council Member Ward commented on additional incentive opportunities, expressed support of the Pre-Approved Housing Catalog, and shared additional community development opportunities.

Council Member Boelen made a motion, seconded by Council Member Hendricks, to extend the discussion time by five minutes.

Mayor Mwilambwe directed the Clerk to call roll:

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

Motion carried.

Council Member Montney echoed Council Member Boelen's concerns regarding median income requirements. She asked where funding would be allocated from, whether conversations had been had with nonprofits regarding rehab projects, and about residency requirements. She mentioned the Housing Symposium feedback regarding the interest rates. Sr. Deputy City Manager Tyus stated that the proposed funding would be dependent on future determinations, he expressed support in including third parties, and shared that discussions were ongoing regarding residency requirements. He stressed the importance of identifying barriers to development.

Council Member Kearns commented on how zoning changes could incentivize small developers.

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

Motion carried.

City Manager's Discussion

City Manager Jurgens thanked staff for their continued work addressing the homelessness issue within the community. He highlighted the upcoming Bloomington Bison inaugural jersey premiere, commended the City's Communications Center on its recent accreditation, as well as shared that the City was once again accredited by KultureCity.

Mayor's Discussion

No comments were given.

Council Member's Discussion

In response to Public Comment, Council Member Hendricks noted that Council had voted to approve the Owen's Nursery purchase at Council held on June 10, 2024.

Executive Session

No Executive Session was held.

Adjournment

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

Mayor Mwilambwe directed the Clerk to call roll:

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

Motion carried (viva voce).

The meeting adjourned at 7:06 P.M.

CITY OF BLOOMINGTON

Mboka Mwilambwe, Mayor

ATTEST

Leslie Smith-Yocum, City Clerk