CITY OF Bloomington ILLINOIS

MINUTES
CITY COUNCIL - REGULAR SESSION
MONDAY, AUGUST 26, 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	Absent
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

No recognitions or appointments were presented.

Public Comment

Mayor Mwilambwe read a public comment statement of procedure. No emailed public comment was received. Surena Fish 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 Boelen made a motion, seconded by Council Member Crumpler, to approve the Consent Agenda as presented.

Item 7.A. Consideration and Action to Approve the Minutes of the July 22, 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 $11,245,878.29, as requested by the Finance Department. (Recommended Motion: The proposed Bills and Payroll be approved.)

Item 7.C. Consideration and Action on Approving Reappointment to Boards & Commissions, as requested by the Administration Department. (Recommended Motion: The proposed Appointments & Reappointments be approved.)

Item 7.D. Consideration and Action on the Purchase of New Two-Way Radios for Grossinger Motors Arena, in the Amount of $68,278.18, as requested by the Arts & Entertainment Department. (Recommended Motion: The proposed Purchase be approved.)

Item 7.E. Consideration and Action to Approve a Contract with PepsiCo for Citywide NonAlcoholic Beverage Supply and Sponsorship, as requested by the Legal Department. (Recommended Motion: The proposed Contract be approved.)

Item 7.F. Consideration and Action on a Resolution Rejecting the Sole Bid Received for Bid #2025-26; and Authorizing Waiving the Technical Bidding Requirements and Authorizing City Staff to Negotiate an Agreement with P.J. Hoerr, Inc. for Police Department Security Improvements, as requested by the Department of Operations & Engineering Services and the Police Department. (Recommended Motion: The proposed Resolution be approved.)

RESOLUTION NO. 2024 – 044

A RESOLUTION REJECTING THE SOLE BID RECEIVED FOR BID #2025-26; AND AUTHORIZING WAIVING THE TECHNICAL BIDDING REQUIREMENTS AND AUTHORIZING CITY STAFF TO NEGOTIATE AN AGREEMENT WITH P.J. HOERR, INC. FOR POLICE DEPARTMENT SECURITY IMPROVEMENTS

Item 7.G. Consideration and Action on an Ordinance Approving an Easement Agreement with Nicor Gas Company, as requested by the Department of Operations & Engineering Services. (Recommended Motion: The proposed Ordinance be approved.)

ORDINANCE NO. 2024 – 062

AN ORDINANCE APPROVING AN EASEMENT AGREEMENT WITH NICOR GAS COMPANY

Item 7.H. Consideration and Action on an Ordinance Authorizing a Construction Agreement with George Gildner, Inc., for the Fiscal Year 2025 General Sidewalk, Curb and Gutter Replacement Program (Bid #2025-08), in the Amount of $904,622.85, as requested by the Department of Operations & Engineering Services. (Recommended Motion: The proposed Ordinance be approved.)

ORDINANCE NO. 2024 – 063

AN ORDINANCE AUTHORIZING A CONSTRUCTION AGREEMENT WITH GEORGE GILDNER, INC., FOR THE FISCAL YEAR 2025 GENERAL SIDEWALK, CURB AND GUTTER REPLACEMENT PROGRAM (BID #2025-08), IN THE AMOUNT OF $904,622.85

Item 7.I. Consideration and Action on an Ordinance Authorizing a Construction Agreement with George Gildner, Inc., for the Fiscal Year 2025 Concrete Subdivision Program (Bid #2025-09), in the Amount of $1,114,879.00, as requested by the Department of Operations & Engineering Services. (Recommended Motion: The proposed Ordinance be approved.)

ORDINANCE NO. 2024 – 064

AN ORDINANCE AUTHORIZING A CONSTRUCTION AGREEMENT WITH GEORGE GILDNER, INC., FOR THE FISCAL YEAR 2025 CONCRETE SUBDIVISION PROGRAM (BID #2025-09), IN THE AMOUNT OF $1,114,879.00

Item 7.J. Consideration and Action on an Ordinance Approving the Final Plat of R.M. Campbell's Subdivision 2nd Addition, as requested by the Department of Operations & Engineering Services. (Recommended Motion: The proposed Ordinance be approved.)

ORDINANCE NO. 2024 – 065

AN ORDINANCE APPROVING THE FINAL PLAT OF R.M. CAMPBELL'S SUBDIVISION 2ND ADDITION

Item 7.K. Consideration and Action on an Ordinance Approving a Public Hearing Site Plan to Allow a Child Day-Care Center in the B-2 (Local Commercial) District, for the Property Located at 1609 Hershey Road (PIN: 14-36-126-027), as requested by the Economic & Community Development Department. (Recommended Motion: The proposed Ordinance be approved.)

ORDINANCE NO. 2024 – 066

AN ORDINANCE APPROVING A PUBLIC HEARING SITE PLAN TO ALLOW A CHILD DAY-CARE CENTER IN THE B-2 (LOCAL COMMERCIAL) DISTRICT, FOR THE PROPERTY LOCATED AT 1609 HERSHEY ROAD (PIN: 14-36-126-027)

Item 7.L. Consideration and Action on an Ordinance Amending the Bloomington City Code Chapters 6 (Alcoholic Beverages) and 7 (Amusements) Pertaining to Licenses Administered by the City Clerk, as requested by the City Clerk Department. (Recommended Motion: The proposed Ordinance be approved.)

ORDINANCE NO. 2024 – 067

AN ORDINANCE AMENDING THE BLOOMINGTON CITY CODE CHAPTERS 6 (ALCOHOLIC BEVERAGES) AND 7 (AMUSEMENTS) PERTAINING TO LICENSES ADMINISTERED BY THE CITY CLERK

Item 7.M. Consideration and Action on an Ordinance Amending the Bloomington City Code Chapter 12 Pertaining to Emergency Management, as requested by the City Clerk Department. (Recommended Motion: The proposed Ordinance be approved.)

ORDINANCE NO. 2024 – 068

AN ORDINANCE AMENDING THE BLOOMINGTON CITY CODE CHAPTER 12 PERTAINING TO EMERGENCY MANAGEMENT

Mayor Mwilambwe directed the Clerk to call roll:

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

Motion carried.

Regular Agenda

The following item was presented:

Item 8.A. Consideration and Action on a Resolution Approving Authority to Provide Reimbursement to Connect Transit for Architectural and Engineering Services for the Proposed Downtown Transfer Station and Parking Garage in an Amount Not to Exceed $452,178 For Fiscal Year (FY) 2025, as requested by the Administration Department.

City Manager Jeff Jurgens provided a brief overview of the project's objectives.

Deputy City Manager Tyus presented the proposal for the Downtown Bloomington Transit Center and Parking Garage Project. He highlighted the main issues with the building, such as the ongoing expenses to maintain the garage and structural problems. He stressed the need for additional parking and a transfer station downtown. He introduced CDM Smith as the contractor and discussed the proposed budget of $452,178 for design of two parking levels noting additional costs would be brought for consideration should a third level be recommended. He shared the project timeline of demolition in the fall of 2025 and reopening in the spring of 2026.

Council Member Crumpler thanked the Mayor and Sr. Deputy City Manager Tyus for their involvement. He expressed excitement and support for the project.

Council Member Ward asked about feedback from Downtown businesses and the impact on the Downtown Post Office. Sr. Deputy City Manager Tyus shared that Downtown businesses had expressed support for additional parking and confirmed the post office would be Downtown.

Council Member Hendricks, too, expressed excitement for the project, and supported a third parking level. He stressed the importance of communicating a parking plan while the garage was unavailable.

Council Member Montney asked about retail opportunities in the development, as well as current occupancy rates of Downtown commercial properties. She expressed concerns with including retail spaces and its impact on Downtown revitalization. Sr. Deputy City Manager Tyus confirmed no plans for additional retail currently existed, and shared that a review and study would be completed to assess opportunities, occupancy rates, and potential uses.

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: Montney, Danenberger, Hendricks, Ward, Crumpler

NAYES: Boelen

Motion carried.

RESOLUTION NO. 2024 - 045

A RESOLUTION APPROVING AUTHORITY TO PROVIDE REIMBURSEMENT TO CONNECT TRANSIT FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR THE PROPOSED DOWNTOWN TRANSFER STATION AND PARKING GARAGE IN AN AMOUNT NOT TO EXCEED $452,178 FOR FISCAL YEAR (FY) 2025

Finance Director's Report

Scott Rathbun, Finance Director, presented the Fiscal Year ("FY") Financial Summary as of July 31, 2024. He highlighted revenues, compared last year's figures, and discussed year-to-date figures and encumbrances. He noted changes from FY24 to FY25 reserves, and mentioned possible concerns with instability caused by the elections. He summarized FY25 General Fund Revenues and Expenditures, Enterprise Funds, and highlighted the increase in revenue for 2023 from the Golf Fund. He concluded by noting where to locate City budget materials online.

Council Member Montney thanked Mr. Rathbun and asked about reserves being used to address debt, as well as figures on the Arena's remaining debt. Mr. Rathbun gave a ballpark estimate of $20,000,000 remaining debt on the Arena and explained the issue of competing interests for funds and utilization of funds to address other needs in the community. She requested additional information detailing operational costs and outstanding debt in the future.

City Manager's Discussion

City Manager Jurgens noted agenda items presented that impacted the community greatly. He provided updates on the coalition working to address homelessness and shared plans for the upcoming winter. He provided brief updates on several Public Work projects, and shared positive feedback regarding the asphalt paver that Public Works had rented.

Mayor's Discussion

Mayor Mwilambwe echoed excitement for progress with Public Works projects throughout the community. He noted a press conference held to announce federal funding of projects and thanked the legislature for their support.

Council Member's Discussion

Council Member Hendricks highlighted several upcoming events and thanked City Manager Jurgens and Sr. Deputy City Manager Tyus for attending a Downtown Business Owner's Group meeting.

Council Member Ward invited everyone to the 100-Year Celebration at Bent Elementary.

Executive Session

Council Member Boelen made a motion, seconded by Council Member Hendricks, to enter into Executive Session per 2(c)(11) and 2(c)(12) of 5 ILCS 120 to discuss pending litigation and a claim settlement.

Mayor Mwilambwe directed the Clerk to call roll:

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

Motion carried.

Council entered Executive Session at 6:48 P.M.

Adjournment

Council Member Boelen made a motion, seconded by Council Member Hendricks, to return to open session and adjourn the meeting.

Mayor Mwilambwe directed the Clerk to call roll:

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

Motion carried.

Council returned to regular session at 7:11 P.M.

The meeting adjourned at 7:12 P.M.

CITY OF BLOOMINGTON	ATTEST
Mboka Mwilambwe	
Mboka Mwilambwe, Mayor	Leslie Smith-Yocum, City Clerk

CITY OF BLOOMINGTON ESTABLISHED 1850