City of Bloomington Illinois

MINUTES
CITY COUNCIL - REGULAR SESSION
MONDAY, JULY 25, 2022, 6:00 P.M.

The City Council convened in regular session in the Government Center Chambers at 6:00 p.m., Monday, July 25, 2022. 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
Grant Walch	Council Member, Ward 1	Present
Donna Boelen	Council Member, Ward 2	Present
Sheila Montney	Council Member, Ward 3	Present
Nick Becker	Council Member, Ward 4	Present
Julie Emig	Council Member, Ward 5	Present
De Urban	Council Member, Ward 6	Present
Mollie Ward	Council Member, Ward 7	Present
Jeff Crabill	Council Member, Ward 8	Present
Tom Crumpler	Council Member, Ward 9	Present

Public Comment

Mayor Mwilambwe read a statement of procedure for public comment. Erica Larkin had emailed public comment. Marty Seigle, Scott Stimeling, and Gary Lambert spoke in person.

Recognition/Appointments

Item 6.A. Recognition of Boards & Commissions Appointments, as requested by the Administration Department.

Leslie Yocum, City Clerk, recognized the following Board and Commission appointments: (1) Jennifer Aurora, (2) Deborah Johnson, and (3) Margaret Kraft, Citizens' Beautification Committee; (4) Kimberly Howard, Public Safety, and Community Relations Board (Youth Member); (5) Terry Berk, Transportation Commission; and (6) Zachary Zwaga, Zoning Board of Appeals.

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 Urban made a motion, seconded by Council Member Boelen, to approve the Consent Agenda as presented.

Item 7.A. Consideration and action to approve the Minutes of the April 18, 2022 Committee of the Whole Meeting, as requested by the City Clerk Department. *(Recommended Motion: The proposed Minutes be approved.)*

Item 7.B. Consideration and action to approve Bills and Payroll in the amount of $8,348,418.90, as requested by the Finance Department. *(Recommended Motion: The proposed Bills and Payroll be approved.)*

Item 7.C. Consideration and action 1) on an Ordinance Amending the Budget Ordinance for the Fiscal Year ending April 30, 2023, in the amount of $84,200, increasing the General Fund Transfers Out to the Abraham Lincoln Parking Deck Fund by $42,100 & increasing the Abraham Lincoln Parking Deck Fund budget by $42,100, and 2) to approve a Contract with Golf Construction in the amount of $642,100 for repairs to the Lincoln Parking Garages (Bid #2023-01), as requested by the Facilities Department. *(Recommended Motion: The proposed Ordinance and Contract be approved.)*

Item 7.D. Consideration and action on an Ordinance Authorizing the Liquor Commissioner to Approve the Rescheduling of Two Special Events in Downtown Bloomington, as requested by the Legal Department, and the Economic & Community Development Department. *(Recommended Motion: The proposed Ordinance be approved.)*

Item 7.E. Consideration and action to approve a Lake Bloomington Lot Lease, Supplemental Agreement, and Petition for Lot 6 in Block 4 in Camp Kickapoo, with the petitioner, Michael A. Mavec & Stacy Michele Mavec, Trustee of the Michael Mavec Trust & Stacy Mavec Trust, as requested by the Public Works Department. *(Recommended Motion: The proposed Lot Lease, Supplemental Agreement, and Petition be approved.)*

Item 7.F. Consideration and action to approve a Lake Bloomington Lot Lease, Supplemental Agreement, and Petition for Lot 13 in Block 3 in Camp Kickapoo, with the petitioners, Thomas and Susan DeWeert, as requested by the Public Works Department. *(Recommended Motion: The proposed Lot Lease, Supplemental Agreement, and Petition be approved.)*

Mayor Mwilambwe directed the Clerk to call roll:

AYES: Walch, Boelen, Montney, Emig, Becker, Urban, Ward, Crabill, Crumpler

Motion carried.

Public Hearing

The following was presented:

Item 8.A. Public Hearing for the Program Year 2021 Community Development Block Grant (CDBG) Consolidated Annual Performance Evaluation Report (CAPER), as requested by the Economic & Community Development Department.

Mayor Mwilambwe opened the Public Hearing at 6:13 p.m.

City Manager, Tim Gleason, introduced the Item and asked Michael Sinnet, Community Enhancement Division Manager, to address Council. Mr. Sinnet provided a presentation on the draft Consolidated Annual Performance and Evaluation Report ("CAPER") for Program Year 1 (May 1, 2021, to April 30, 2022) of the Community Development Block Grant ("CDBG"). He explained that the CAPER provided a snapshot of the City's performance in achieving the goals laid out in the City's 2020 to 2024 Consolidated Plan.

He listed the year's accomplishments, which included the rehabilitation of 13 single-family owner-occupied units; boiler replacements that served 21 Bloomington Housing Authority multi-family housing units; construction of accessibility ramps for 3 single-family housing units; demolition of one deteriorated structure; funding of 6 public service projects;

completion of 2 public facility improvements; and replacement and repair of a portion of West Corridor sidewalks. He added that a total of $461,135.89 was spent with an additional $117,487.32 to be spent on the remaining activities. Mr. Sinnet then provided expenditures by activity category to date and noted that challenges related to the COVID-19 pandemic continued, such as supply chain issues and limited contractor availability. He then provided an overview of the opportunities the public had to provide input on the CAPER and concluded with where the CAPER was available for viewing.

Leslie Yocum, City Clerk, stated that no registrations to speak had been received.

Council Member Ward and Mr. Sinnet discussed the total number of structures listed for demolition. She then asked why all 3 were not completed in the past year. Mr. Sinnet explained the challenges staff experienced in finding a contractor, as well as lengthy review and approval processes. They then discussed supply chain issues.

Council Member Crabill confirmed the program's run dates and asked if additional expenditures were anticipated beyond the $117,000. Mr. Sinnet stated that a small percentage from the previous program year would be carried over to get projects started in the new year. Council Member Crabill then asked what was allocated for the Section 3 Job Training program. Mr. Sinnet confirmed that $10,000 had been allocated with priority given to Bloomington Housing Authority residents.

Council Member Crumpler asked for additional detail on the shortage of contractors. Mr. Sinnet stated that local contractors were very busy and, because of hoops required in this City program, could be paid faster when completing other projects. He mentioned that he had been with the City for 10 months and was working hard to build working relationships with local contractors, as well as address misconceptions that some had on prevailing wage, and market the programs better.

Council Member Emig and Mr. Sinnet discussed needs that Mr. Sinnet had identified in the community including the general upkeep of homes, investing funds in the community to continue raising expectations, and showing that Bloomington is a great place to live.

Council Member Walch suggested that the City partner with contractors to do job training as part of the Section 3 Job Training program. Mr. Sinnet agreed with the idea and clarified that there was not a shortage of contractors in the area, but a shortage of contractors partnering with the City. He emphasized his working to build relationships and that staff would continue to think outside of the box in how to spend the funds in a timely fashion.

Council Member Boelen and Mr. Sinnet talked about collaboration efforts. Mr. Sinnet discussed staff goals to integrate into the community more in an effort to better understand where/how to invest funds.

Council Member Ward asked about spending limitations. Mr. Sinnet stated that Housing and Urban Development ("HUD") and CDBG funds spending had to meet national objectives, and that residents who applied for funds had to also meet specific criteria. He went on to explain that similar to him, his Grant Division staff were also new and had been busy addressing past issues, creating new policies and procedures, and searching out ways to move the Program forward all while dealing with supply challenges. She suggested residents whose basements had flooded last year with sewage and rainwater be aided with the extra grant funds. He expressed appreciation for the suggestion and stated that, unfortunately, grant funds could not be allocated solely based on need as the City had to meet national objective requirements. He reminded Council of the Overhead Sewer Program and that a rehabilitation specialist was still working closely with residents on those projects. They then discussed where the community could locate information on the national objectives and qualification requirements.

Mayor Mwilambwe closed the Public Hearing at 6:35 p.m.

Regular Agenda

The following was presented:

Item 9.A. Consideration and action to approve a Contract with AFSCME Local 699 who represent workers at the Bloomington Public Library, as requested by the Bloomington Public Library.

City Manager Gleason introduced Jeanne Hamilton, Bloomington Public Library Director, and pointed out the great relationships the City has with union-represented employees. Mrs. Hamilton stated that the three-year agreement had been ratified by the Library Workers Union and approved by the Library Board. She stated that the agreement set groundwork for future expanded post remodel hours of operation and reflected market adjustments for employees close to minimum wage, as well as difficult to fill positions. She listed each benefit change and noted how they would improve employee health. Mrs. Hamilton concluded by discussing plans for strategic vacancies to offset unbudgeted increases, and hoped future Equalized Assessed Value ("EAV") increases would absorb the increases for future years of the contract.

Council Member Crabill made a motion, seconded by Council Member Emig, to approve the Agreement as presented.

Council Member Boelen and Mrs. Hamilton discussed the differences between sick leave buyback and vacation carryover, and how vacation carryover would be updated. Mrs. Hamilton clarified that sick leave buyback had been addressed years ago.

Mayor Mwilambwe directed the Clerk to call roll:

AYES: Walch, Boelen, Montney, Emig, Becker, Urban, Ward, Crabill, Crumpler

Motion carried.

The following was presented:

Item 8.B. Consideration and action on a Resolution Establishing a Framework for the Use and Expenditure of American Rescue Plan Funds for the City of Bloomington, as requested by the Administration Department.

City Manager Gleason stated that the City had received the entire $13.4 million in American Rescue Plan Act (ARPA) funds from the Federal Government. He reminded the community that a presentation was given at the May 2022 Committee of the Whole meeting on how the funds should and should not be spent. He explained that based on community input received and discussions with Council Members, staff had prepared a single Resolution with three broad categories on how funds should be spent. Those categories being (1) socioeconomic; (2) economic development; and (3) infrastructure. He explained that any project proposed to be funded with ARPA funds would be required to appear before Council and that Council, and the community, shared a strong opinion that infrastructure should be funded the most. He went on to explain that the proposed Resolution allocated $9 million (70%) in ARPA funds for infrastructure and that the other two categories would split the remaining $4.4 million evenly. He provided an update on ARPA funds already spent and/or obligated.

Council Member Boelen made a motion, seconded by Council Member Emig, to approve the Resolution as presented.

Council Member Becker asked if the pre-budgeted infrastructure funds would be used in addition to the added ARPA funds. City Manager Gleason confirmed. Council Member Becker expressed interest in allocating ARPA funds outside of the three categories. City Manager Gleason described a template where applications could be made under the socioeconomic and economic development categories allowing flexibility. He noted the applications would not need Council's approval, but that the final template would be presented to Council.

Council Member Walch agreed with Council Member Becker's comments. He expressed interest in amending the Item to include language that automatically shifted unspent funds to a specified category, as well as the addition of set guidelines on qualification criteria for the socioeconomic and economic development categories. He further suggested language be added to waive local preference.

Council Member Montney asked about a stop date, and about unused ARPA funds being allocated to sewer infrastructure.

Council Member Crabill disagreed with allocating all unused ARPA funds to infrastructure. He and the City Manager discussed the additional $2 million in ARPA funds being spent on infrastructure. Council Member Crabill supported the use of ARPA funds through various socioeconomic organizations and programs. He reminded Council of the food desert in West Bloomington and in Ward 2, mentioning that ARPA funds could address the problem.

Council Member Ward requested information on how the City planned to market the available funds. She expressed concern with a stop date on specific categories, as well as residents lacking knowledge about the funds available.

Council Member Boelen made a motion, seconded by Council Member Urban, to extend Council discussion time by 10 minutes.

Mayor Mwilambwe directed the Clerk to call roll:

AYES: Walch, Boelen, Montney, Emig, Becker, Urban, Ward, Crabill, Crumpler

Motion carried.

Council Member Crumpler supported new development opportunities on the Westside.

Council Member Boelen supported the current motion. She reminded Council that funds needed to be obligated by 2024 and suggested an annual report to address Council concerns.

Council Member Emig wanted to spend intentionally and did not support a stop date.

Council Member Walch and City Manager Gleason discussed funds needing to be obligated in full by 2024.

City Manager Gleason proposed that staff pull together a way to track and report to Council the total expended funds by category. He confirmed that an annual report would be presented.

Mayor Mwilambwe directed the Clerk to call roll:

AYES: Walch, Boelen, Montney, Emig, Becker, Urban, Ward, Crabill, Crumpler

Motion carried.

The following was presented:

Item 9.C. Consideration and action on an Ordinance Amending Chapter 2, Section 13, Setting the Boundaries of the City's Nine Wards, as requested by the City Clerk Department, and the Administration Department.

City Manager Gleason introduced the Item and provided a brief overview of the process to date. He reported that in addition to staff's Proposed Ward Redistricting Plan 2 and 3, Council had requested an additional map, which staff titled Plan 5. He then recognized multiple staff for their work on the project.

City Clerk, Leslie Yocum, addressed Council. She reminded Council of the three factors that were to be considered when determining a new Ward map: (1) compactness; (2) contiguousness; and (3) population deviation. *(Proposed Redistricting Plans 1-4 were presented and discussed at the July 18, 2022 Committee of the Whole meeting.)* She then presented Plans 2 and 3, highlighting the key changes. She then presented Plan 5 as a combination of Plans 2 and 3. She then presented various map overlays of the three Plans highlighting differences clearly.

Council Member Boelen commended the process.

Council Member Becker made a motion, seconded by Council Member Boelen, that the proposed Ordinance with Exhibit A shown as Plan 2 be approved.

Council Member Crabill wished the process had received more public input. He preferred Plan 1 and discussed why he did not support Plan 2. He stressed why he believed three Council Members best represented Downtown, as well as why Plan 2 did not adequately support West Bloomington.

Council Member Ward believed that Plan 5 was the best option and did not support Plan 2 for similar reasons as Council Member Crabill.

Council Member Crumpler commended staff on their work. He supported Plan 2 and believed Westside residents did as well.

Council Member Emig explained considered arguments from communities of interest, such as the old Westside neighborhoods, and that she supported Plan 1, but believed Plan 5 was the best compromise.

Council Member Boelen discussed voting precinct's locations and effects on the proposed wards.

Mayor Mwilambwe directed the Clerk to call roll:

AYES: Walch, Boelen, Montney, Becker, Urban, Crumpler

NAYES: Emig, Ward, Crabill

Motion carried.

Finance Director's Report

Financial Director, Scott Rathbun, presented the final report for Fiscal Year ("FY") 2022. He highlighted a major tax revenue change of $81,000, as well as other changes since the presentation given by Chris Tomerlin, Budget Manager, in June. He covered FY22 general fund revenues and expenditures, highlighted key factors, noted no material changes to expenditures, and summarized FY22. He then presented a preview of each of the major tax revenues for FY23 to date and recognized the City's Finance Department for receiving a Certificate of Recognition for Budget preparation from The Government Finance Officers Association of the United States and Canada. He reminded the community that the presentation was available on the City's website.

Council Member Crabill and Mr. Rathbun discussed FY22 expenditures for salaries which had gone over budget due to strategic hires, specifically in the Information Technology Department. Council Member Crabill asked if the reports were based on departments being fully staffed and commented that the City was typically under budget for salaries due to staff shortages. Mr. Rathbun stated that budgets were based on departments' fully targeted staff goals and noted other offsets.

City Manager's Discussion

City Manager Gleason discussed upcoming Downtown events and reported that Bloomington had made the Top 100 list for livability in the United States.

Mayor's Discussion

Mayor Mwilambwe celebrated the high attendance at recent Downtown Farmer's Markets and concerts. He then recognized and thanked Mayor Pro Tem Boelen, staff, and Council for filling in for him while he was away.

Council Member's Discussion

Council Member Becker discussed the Criminal Justice Council (CJC), and their goal to reduce crime, as well as various data the CJC had received from the Stevenson Center at Illinois State University.

Council Member Montney recommended moving Lake Lot Lease transfers to an internal approval process where only extraordinary lease terms would require Council action.

Council Member Urban recognized the West Bloomington Revitalization Project for hosting West Fest.

Council Member Ward acknowledged the upcoming 32nd anniversary of the Americans with Disabilities Act. She requested that, within the next month, an update on the City’s ADA transition plan be presented.

Council Member Crabill acknowledged the Bloomington Cultural Fest held on July 30th.

Council Member Boelen discussed Bloomington Police Department’s recent neighborhood walk through Tracey Drive. She highlighted new opportunities for home ownership and wealth building in the area and commented to recent management changes and significant improvements to buildings. She then asked City Manager Gleason to provide a status update on the Connect Transit Intergovernmental Agreement ("IGA"). She stated for the record that the City of Bloomington had done its part to update the IGA, but that it sat with the Town of Normal. She wanted to better understand the delay.

Council Member Emig expressed her appreciation for all the support received for the 20 Stars for Life fundraising program that helped at-risk high school students complete all four years of schooling. She recognized the Public Works Department for praise she had received from a constituent about their work.

Executive Session

No Executive Session was held.

Adjournment

Council Member Ward made a motion, seconded by Council Member Boelen, to adjourn.

Mayor Mwilambwe directed the Clerk to call the roll:

Motion carried (viva voce).

The meeting adjourned at 7:51 p.m.

CITY OF BLOOMINGTON

Mboka Mwilambwe

Mboka Mwilambwe, Mayor

ATTEST

Amanda Stutsman

Amanda Stutsman, Deputy City Clerk