



MINUTES
CITY COUNCIL - REGULAR SESSION
MONDAY, JULY 24, 2023, 6:00 P.M.

City Council convened in regular session in the Government Center Boardroom at 6:00 P.M., Monday, July 24, 2023. 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	Absent
Tom Crumpler	Council Member, Ward 9	Present

Recognition/Appointments

Mayor Mwilambwe shared that Council and staff had visited over the last week with Delegates from Bloomington/Normal's Japan Sister City in Asahikawa, Japan, noting details.

The following item was presented:

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

Leslie Yocum, City Clerk, recognized the reappointment of Linda Foster to the Connect Transit Board.

The following item was presented:

Item 5.B. Presentation and Recognition of the 2023 Youth Enrichment Program Participants, as requested by the City Clerk Department and the Human Resources Department.

City Manager, Tim Gleason, provided a brief history of the Summer Youth Enrichment Program ("YEP") and commended staff for their participation.

Nicole Albertson, Human Resources Director, discussed the YEP and its growth since 2019. She explained how high school and college students were matched with City mentors across all departments to learn about civic engagement, office etiquette, and collaboration. She recognized the 2023 mentors and mentees. 17 participants presented what they learned and how they believed they impacted the community and Bloomington residents during YEP.

Public Hearing

The following item was presented:

Item 6.A. Public Hearing on an Annexation Agreement with Bloomington 77 Developments, LLC, Pertaining to Property Commonly Located North of West Market Street (State Route 9), Near the Eastern Terminus of Old Peoria Court, Consisting of 77 Acres More or Less (PIN: 13-36-326-002), as requested by the Economic & Community Development Department.

Mayor Mwilambwe opened the Public Hearing at 6:39 P.M.

Melissa Hon, Economic & Community Development Director, introduced the Item and explained the public hearing requirement.

After being sworn in, Phil Hoffman, a Bloomington 77 Developments partner, addressed Council. He shared that he understood Bloomington's need for additional housing because he is a local realtor. He noted Bloomington 77 was not seeking special waivers or incentives for the Annexation Agreement due to their planning to use existing infrastructure. He discussed the extensive research they had completed on Bloomington-Normal before deciding to build on the west side of Bloomington. He explained the development would consist of approximately 790 housing units including 1-, 2-, and 3-bedroom apartments, as well as 3- and 4-bedroom townhouses. Mr. Hoffman stated that the development will have three 30,000sf commercial units with additional clubhouses, recreation features, and other gathering areas. He explained that he and his partner, William Koffie, were holding ongoing discussions with Connect Transit to have public transportation at the development. He closed by expressing excitement for the development and growth within the community.

Leslie Yocum, City Clerk, noted that no one had registered to provide testimony and then invited anyone present wanting to testify come forward. No one came forward.

Mayor Mwilambwe closed the Public Hearing at 6:45 P.M.

Public Comment

Mayor Mwilambwe read a public comment procedure statement. Surena Fish spoke in-person. No emailed public comment was received.

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 Becker, to approve the Consent Agenda as presented.

Item 8.A. Consideration and Action to Approve the Minutes of the May 15, 2023 Regular Committee of the Whole Meeting, as requested by the City Clerk Department. (Recommended Motion: The proposed Minutes be approved.)

Item 8.B. Consideration and Action to Approve the Minutes of the June 26, 2023, Regular City Council Meeting, as requested by the City Clerk Department. (Recommended Motion: The proposed Minutes be approved.)

Item 8.C. Consideration and Action to Approve Bills and Payroll in the Amount of \$9,872,522.72, as requested by the Finance Department. (Recommended Motion: The proposed Bills and Payroll be approved.)

Item 8.D. Consideration and Action on the Purchase of Ammunition for the Police Department, in the Amount of \$66,275, as requested by the Police Department. (Recommended Motion: The proposed Purchase be approved.)

Item 8.E. Consideration and Action to Approve an Agreement with Corrective Asphalt Materials, LLC, as a Limited Source, for the Fiscal Year (FY) 2024 Pavement Preservation Reclamite Program, in the Amount of \$91,018.90, as requested by the Public Works Department. (Recommended Motion: The proposed Agreement be approved.)

Item 8.F. Consideration and Action to Approve an Agreement with Stark Excavating, Inc., for Excavation Materials Disposal (Bid #2023-33), in the Amount of \$31.00 per Ton of Excavation Materials for Fiscal Year 2024, \$32.25 per Ton for Fiscal Year 2025, and \$33.50 per Ton for Fiscal Year 2026, as requested by the Public Works Department. (Recommended Motion: The proposed Agreement be approved.)

Item 8.G. Consideration and Action on an Agreement with Dewberry Engineers, Inc., for Solar Evaluation and Preliminary Design, in the Amount of \$62,500, as requested by the Public Works Department. (Recommended Motion: The proposed Agreement be approved.)

Item 8.H. Consideration and Action to Approve a Resolution Authorizing Waiving the Formal Bidding Requirements and Approving an Agreement with Donelson Construction Company, LLC, for High-Pressure Slurry Seal Pavement Preservation, in the Amount of \$612,148.80, as requested by the Public Works Department. (Recommended Motion: The proposed Resolution be approved.)

RESOLUTION NO. 2023 - 021

A RESOLUTION AUTHORIZING WAIVING THE FORMAL BIDDING REQUIREMENTS AND APPROVING AN AGREEMENT WITH DONELSON CONSTRUCTION COMPANY, LLC, FOR HIGHPRESSURE SLURRY SEAL PAVEMENT PRESERVATION, IN THE AMOUNT OF \$612,148.80

Item 8.I. Consideration and Action on an Ordinance Approving the Final Plat of Third Addition to the Links at Ireland Grove Road Subdivision and a Storm Water Detention Easement Vacation, as requested by the Public Works Department. (Recommended Motion: The proposed Ordinance be approved.)

ORDINANCE NO. 2023 - 076

AN ORDINANCE APPROVING THE FINAL PLAT OF THIRD ADDITION TO THE LINKS AT IRELAND GROVE ROAD SUBDIVISION AND A STORM WATER DETENTION EASEMENT VACATION

Item 8.J. Consideration and Action on an Ordinance Approving the Final Plat of Resubdivision of Lot 2 Morrissey Crossing, as requested by the Public Works Department. (Recommended Motion: The proposed Ordinance be approved.)

ORDINANCE NO. 2023 - 077

AN ORDINANCE APPROVING THE FINAL PLAT OF RESUBDIVISION OF LOT 2 MORRISSEY CROSSING

Item 8.K. Consideration and Action on an Ordinance Approving a Special Use Permit for Chicken-Keeping in the R-1B (Single-Family Residence) District for the Property Located at 1303 E. Washington Street, as requested by the Economic & Community Development Department. (Recommended Motion: The proposed Ordinance be approved.)

ORDINANCE NO. 2023 - 078

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR CHICKEN-KEEPING IN THE R-1B (SINGLE-FAMILY RESIDENCE) DISTRICT, FOR THE PROPERTY LOCATED AT 1303 E. WASHINGTON STREET

Item 8.L. Consideration and Action on an Ordinance Approving a Special Use Permit for Chicken-Keeping in the R-2 (Mixed Residence) District for the Property Located at 1 Breckenwood Court, as requested by the Economic & Community Development Department. (Recommended Motion: The proposed Ordinance be approved.)

ORDINANCE NO. 2023 - 079

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR CHICKEN-KEEPING IN THE R-2 (MIXED RESIDENCE) DISTRICT, FOR THE PROPERTY LOCATED AT 1 BRECKENWOOD COURT

Item 8.M. Consideration and Action on an Ordinance Approving the Second Amendment to the Agreement for Energy Brokerage Services with the Stone River Group Regarding Term Extension, as requested by the Public Works Department. (Recommended Motion: The proposed Ordinance be approved.)

ORDINANCE NO. 2023 - 080

AN ORDINANCE APPROVING THE SECOND AMENDMENT TO THE AGREEMENT FOR ENERGY BROKERAGE SERVICES WITH THE STONE RIVER GROUP REGARDING TERM EXTENSION

Mayor Mwilambwe directed the Clerk to call roll:

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

Motion carried.

Regular Agenda

The following item was presented:

Item 9.A. Consideration and Action on a Resolution Authorizing an Annexation Agreement with Bloomington 77 Developments, LLC, Pertaining to Property Commonly Located North of West Market Street (State Route 9), Near the Eastern Terminus of Old Peoria Court, Consisting of 77 Acres More or Less (PIN: 13-36-326-002), as requested by the Economic & Community Development Department.

Mayor Mwilambwe thanked staff and noted that land development items took many months to prepare before appearing before Council. He emphasized the need for additional housing and expressed support for new developments, especially affordable housing.

City Manager Gleason thanked Bloomington 77 Developments, LLC, and the Economic & Community Development Department ("E&CD") for their work on the proposed development.

Ms. Hon explained the development would have approximately 700-800 multi-family residential dwelling units, including apartments and townhomes, with an associated community center, approximately 114,000 square feet of commercial space, and an outdoor running and biking trail. She noted the Item had been approved unanimously by both the Planning Commission and the Zoning Board of Appeals.

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

Council Member Ward shared that she believed the development would positively impact the City as a whole due to the housing shortage.

Council Member Crumpler echoed the benefit to the community as a whole and asked if the developer had completed similar projects in the past. William Koffie, a Bloomington 77 Developments partner, explained that the entity was new, but that their team had 35-40 years of expertise in affordable housing developments.

Council Member Boelen and Phil Hoffman, a Bloomington 77 Developments partner, discussed how the project would address median income levels. They compared the development to the Danbury Court development which was a mix of medium and low incomes. She then expressed concern with maintaining infrastructure for the development. Neil Finland with Farnsworth Group who was working with Bloomington 77 on the development, noted a significant amount of the existing infrastructure would already meet the development's needs.

Mayor Mwilambwe directed the Clerk to call roll:

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

NAYES: Boelen

Motion carried.

RESOLUTION NO. 2023 - 022

A RESOLUTION AUTHORIZING AN ANNEXATION AGREEMENT WITH BLOOMINGTON 77 DEVELOPMENTS, LLC, PERTAINING TO PROPERTY COMMONLY LOCATED NORTH OF WEST MARKET STREET (STATE ROUTE 9), NEAR THE EASTERN TERMINUS OF OLD PEORIA COURT, CONSISTING OF 77 ACRES MORE OR LESS (PIN: 13-36-326-002)

Finance Director's Report

Scott Rathbun, Finance Director, addressed Council and explained there had been no significant changes from last month's presentation. He stated that the audit was ongoing and would wrap up soon. He discussed year-to-date figures and encumbrances. He reviewed Fiscal Year (FY) 2023 major tax revenues, General Fund Revenues and Expenditures, and Enterprise Funds, noting no material changes. He discussed inflation rates, home rule tax revenues, and sales tax revenues comparing the figures to historical data.

Council Member Montney and Mr. Rathbun discussed Motor Fuel Tax street and sidewalk replacement funds. He added that \$2 million of funding had come from American Rescue Plan Act (ARPA) and that the remainder had come from home rule sales tax.

Council Member Montney asked Mr. Rathbun to have staff consider fixing infrastructure, specifically streets, at an accelerated pace and report back on funding needs at a later date.

City Manager's Discussion

City Manager Gleason discussed multiple upcoming events Downtown, and then recognized new hires. He reminded the community that all Council and Committee of the Whole meetings would be held at the Bloomington Center for Performing Arts while construction continued in the Government Center Boardroom. He ended by thanking the 2023 Summer Youth Enrichment Program mentees and mentors for difference in the community.

Mayor's Discussion

Mayor Mwilambwe thanked Mayor Pro Tem Boelen for filling in for him while he was out of the country. He noted multiple exciting things happening in the community and thanked staff for hosting Illinois State University emerging country delegates. He touched on the Sister City relationship with Asahikawa, Japan, and shared the 65th anniversary of the relationship would be in 2027.

Council Member's Discussion

Council Member Ward thanked the Mayor for the opportunity to participate in the Sister Cities festivities. She then acknowledged the E&CD staff for their continued work on the Illinois Housing Development Authority (IDHA) grant funds and IDHA's Home Repair and Accessibility Program ("HRAP") applications since May 2023. She discussed some positive feedback she received from a Ward 7 Resident.

Council Member Becker, who is Council's representative on the Criminal Justice Coordinating Council ("CJCC"), provided a history of CJCC's creation and purpose. He then reviewed data and the initiatives taken by CJCC. He shared that CJCC had recently discussed creating a special commission for safe communities.

Council Member Boelen noted her advocacy to have Connect Transit service return to Ward 2 and expressed appreciation for Connect Transit's creation of the new micro-transit program. She noted data had concluded Ward 2 had the highest number of low-income residents without a vehicle in Bloomington.

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, Crumpler

Motion carried (viva voce).

The meeting adjourned at 7:37 P.M.

CITY OF BLOOMINGTON



Mboka Mwilambwe, Mayor

ATTEST



Amanda Stutsman, Deputy City Clerk

