City of Bloomington Illinois

MINUTES
CITY COUNCIL - REGULAR SESSION
MONDAY JULY 8, 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 Appointments and Reappointments, as requested by the Administration Department.

The Mayor recognized the following: Craig McCormick, Library Board of Trustees; Amy Endicott, Human Relations Commission; Sean Murphy, Public Safety & Community Relations Board; and Goverdhan Galpalli, William Peradotti, and Mary Ann Cullen, Planning Commission.

Public Comment

Mayor Mwilambwe read a public comment statement of procedure. Tammy Grifford and Timothy Maurer emailed public comments. Surena Fish spoke in person.

Public Hearings

Item 7.A. Public Hearing for the Proposed Downtown Redevelopment Project Area as Scheduled by Ordinance 2024-034, as requested by the Economic & Community Development Department.

Mayor Mwilambwe opened the Public Hearing at 6:08 P.M.

Melissa Hon, Economic & Community Development Department Director, gave a presentation on the Proposed Downtown Redevelopment Project, which aimed to spur private investment to revitalize Downtown Bloomington. She discussed how the Redevelopment Project Area started north at a vacant property owned by the City and Illinois Wesleyan, and moved south to include blighted commercial properties. She mentioned that the Northwestern Mutual building located at 102 S. East St. had been purposefully excluded. She then walked through next steps and how the existing Downtown Southwest TIF (Tax Increment Financing) District would need to be dissolved and then the area included in the new Redevelopment Project Area adopted under a new TIF. She stated that the redevelopment area met the conservation area criteria due to its age, deterioration, inadequate utilities, and declining/subpar EAV (Equalized Assessment Value) growth. She also stated that the EAV was expected to grow from $37,492,147 (2023) to $59,400,000 after redevelopment. She reported that the Joint Review Board had made a positive recommendation in favor of establishing the new Downtown TIF and an intergovernmental agreement with District 87 was being pursued. She shared that additional information could be found on the City's website and stated that Adam Stroud of PGAV Planners was present to answer any questions.

Mayor Mwilambwe opened the floor for public testimony.

Goverdhan Galpalli came forward and was sworn in by City Clerk, Leslie Yocum. He raised the question of what the City looked to accomplish with development of the District. He asked whether the focus was on development of commercial, residential, or a museum. He asked for clarification on the main ideas behind the project.

Director Hon responded that all the mentioned developments were welcomed. She stated that each development opportunity would be looked at project by project.

Mr. Galpalli then asked what was the most important thing that the Town (City) needed.

Director Hon responded private investment and public investment in infrastructure.

Michael Lemacher came forward and was sworn in by the Clerk. He stated that he lives at a property that sits right at this development area and that he wanted to know exactly what was going to happened as it might impact him and his property. He mentioned that he lives on Center street bordered by Elm, Main, and Macarthur. He shared that he owns his property outright and is surrounded by commercial. He was concerned with everything around him being torn down and his property being left alone.

Director Hon responded that the City is looking for private investment and anyone interested in speaking with the City about incentives is welcome to come forward. She stated that the City looks for a "but for" cause for incentives in that "but for" the incentive the project wouldn't be able to occur. She mentioned that projects are looked at individually and shared that she was not aware of any plans to tear any buildings down.

No further testimony was given.

Mayor Mwilambwe closed the Public Hearing at 6:16 P.M.

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 with the exception of Item 8G.

<u>Item 8.A. Consideration and Action to Approve the Minutes of the June 10, 2024, Regular City Council Meeting, as requested by the City Clerk Department. (Recommended Motion: The proposed Minutes be approved.)</u>

Item 8.B. Consideration and Action on Approving Bills and Payroll in the Amount of $8,529,146.97, as requested by the Finance Department. (Recommended Motion: The proposed Bills and Payroll be approved.)

Item 8.C. Consideration and Action on the Purchase of a Fire Safety Simulator from JHB Group, in the Amount of $180,434.44, as requested by the Fire Department. (Recommended Motion: The proposed Purchase be approved.)

Item 8.D. Consideration and Action on a Resolution Authorizing the Rejection of All Bids for the Wylie & Maple Hill Drive Intersection Improvements Project (Bid #2025-03), as requested by the Department of Operations & Engineering Services. (Recommended Motion: The proposed Resolution be approved.)

RESOLUTION NO. 2024 – 036

A RESOLUTION AUTHORIZING THE REJECTION OF ALL BIDS FOR THE WYLIE & MAPLE HILL DRIVE INTERSECTION IMPROVEMENTS PROJECT (Bid #2025-03)

Item 8.E. Consideration and Action on a Resolution Amending the Contract with Stewart Spreading Inc., for Lime Sludge Removal, Due to Changes to the Prevailing Wage Act of the State of Illinois Public Act 103-0327, as requested by the Water Department. (Recommended Motion: The proposed Resolution be approved.)

RESOLUTION NO. 2024 – 037

A RESOLUTION AMENDING THE CONTRACT WITH STEWART SPREADING INC., FOR LIME SLUDGE REMOVAL, DUE TO CHANGES TO THE PREVAILING WAGE ACT OF THE STATE OF ILLINOIS PUBLIC ACT 103-0327

Item 8.F. Consideration and Action on a Resolution Authorizing a Change Order for the Design Contract with Stanley Consultants, Inc., for the Meadowbrook Subdivision Improvement Project, in an Amount Not to Exceed $59,267, as requested by the Water Department and the Department of Operations & Engineering Services. (Recommended Motion: The proposed Resolution be approved.)

RESOLUTION NO. 2024 – 038

A RESOLUTION AUTHORIZING A CHANGE ORDER FOR THE DESIGN CONTRACT WITH STANLEY CONSULTANTS, INC., FOR DESIGN SERVICES FOR THE MEADOWBROOK SUBDIVISION IMPROVEMENT PROJECT, IN THE AMOUNT NOT TO EXCEED $59,267

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 Ward:

Item 8.G. Consideration and Action on an Ordinance Amending the Bloomington City Code Updating Chapters 21, 36, and the Schedule of Fees Pertaining to Scavengers, Waste Collectors, Waste Haulers, and Bulk Waste Collection, as requested by the Public Works Department.

Council Member Ward expressed her concerns with waste management throughout the City during construction projects and rental property move outs. She explained the amendments would increase fees and establish penalties for inappropriate dumping. She highlighted the importance of improving community appearance.

Council Member Ward made a motion, seconded by Council Member Montney, 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 – 047

AN ORDINANCE AMENDING THE BLOOMINGTON CITY CODE UPDATING CHAPTERS 21, 36, AND THE SCHEDULE OF FEES PERTAINING TO SCAVENGERS, WASTE COLLECTORS, WASTE HAULERS, AND BULK WASTE COLLECTION

City Manager's Discussion

City Manager Jeff Jurgens provided a brief update on the Coalition working to address homelessness in the community. He discussed a recent Supreme Court decision that addressed the enforcement of local level Code regarding camping on public property. He assured the community that they were working to develop long-term solutions. He then moved on to share updates on buildbloomington.com.

Mayor's Discussion

Mayor Mwilambwe echoed City Manager Jurgens comments on homelessness in the community and assured the community that the City is committed to addressing the issue. He expressed his appreciation to City Manager Jurgens, staff, and the Bloomington Police Department for their continued efforts. He also mentioned a press conference held last Wednesday with Congressman Sorenson that announced Bloomington being awarded $2,000,000 in federal funding for the Locust-Colton Project. He ended by thanking staff for their work planning and executing the Fourth of July Celebrations.

Council Member's Discussion

Council Member Crumpler thanked the Parks & Recreation Department for their efforts during the Fourth of July Celebration.

Council Member Montney echoed appreciation regarding the Fourth of July celebrations. She discussed standard procedures for public hearings and asked Legal to reassess how Council Member questions were addressed.

Executive Session

No Executive Session was held.

Adjournment

Council Member Boelen made a motion, seconded by Council Member Ward, 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 6:28 P.M.

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