CITY OF Bloomington ILLINOIS

MINUTES
CITY COUNCIL - REGULAR SESSION
MONDAY JUNE 24, 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	Absent
Nick Becker	Council Member, Ward 5	Present
Cody Hendricks	Council Member, Ward 6	Absent
Mollie Ward	Council Member, Ward 7	Present
Kent Lee	Council Member, Ward 8	Absent
Tom Crumpler	Council Member, Ward 9	Present

Recognition/Appointments

Item 5.A. Presentation of the City of Bloomington Police Department Police Officer's Commission Certificate to Justin Callahan, William Houk, Austin Marburger, and Jesse Behm Upon Completion of Their Probationary Period, as requested by the Police Department.

Police Chief Jamal Simington provided a brief background on each Officer and their accomplishments. He then recognized them for completing their probationary periods.

Item 5.B. Recognition of Board & Commission Appointments and Reappointments, as requested by the Administration Department.

The Mayor recognized the following: Georgene Chissell, Library Board of Trustees; Ryan Whitehouse, Connect Transit; and Anthony Jones, Human Relations Commission.

Public Comment

Mayor Mwilambwe read a public comment statement of procedure. No emailed public comment was received. Surena Fish and Gary Lambert spoke in person.

Public Hearings

Item 7.A. Public Hearing on a Substantial Amendment for the Program Year 2020 Community Development Block Grant (CDBG) Annual Action Plan, as requested by the Economic & Community Development Department.

Mayor Mwilambwe opened the Public Hearing at 6:19 P.M.

William Bessler, Economic & Community Development Department Grants Manager, presented proposed amendments to the Program Year 2020 CDBG. He stated that all but $29,938.55 had been spent and that remaining funds needed to be used to prepare, prevent, and respond to the COVID-19 Pandemic. He shared that staff proposed to use the funds to improve Empire Junction Park to provide the community with better opportunities to exercise outdoors when COVID-19 transmission rates are high, as well as add more accessible equipment to further inclusion of all. He shared that the Illinois Department of Housing and Urban Development ("HUD") had directed the City to amend the Program Year 2020 Annual Action Plan to include the improvements under CDBG-CV funding instead of current program year.

Mayor Mwilambwe opened the floor for public testimony. None was received.

Mayor Mwilambwe closed the Public Hearing at 6:22 P.M.

Item 7B. Public Hearing on a Proposal Requesting the Vacation of the West 151.5 Feet of the East-West Alley between North Western Avenue and the North-South Alley to the East, as requested by the Department of Operations & Engineering Services.

Mayor Mwilambwe opened the Public Hearing at 6:23 P.M.

Kevin Kothe, Operations & Engineering Services Department Director and City Engineer, discussed the partial vacation of the public alley for the expansion of Western Avenue Community Center's parking lot. He stated that several adjoining property owners were interested in obtaining the portion of property behind their property; however, some residents to the East were not interested, which resulted in the request for a partial vacation. He added that the alley met the four standards of the Alley Vacation Policy, and all utilities in the alley were contacted and none required utility reservation.

Mayor Mwilambwe opened the floor for public testimony. None was received.

Mayor Mwilambwe closed the Public Hearing at 6:25 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 Kearns, to approve the Consent Agenda.

Item 8.A. Consideration and Action to Approve the Minutes of the May 28, 2024, Regular City Council Meeting, as requested by the City Clerk Department. (Recommended Motion: The proposed Minutes be approved.)

Item 8.B. Consideration and Action on Approving Bills and Payroll in the Amount of $17,303,968.93, as requested by the Finance Department. (Recommended Motion: The proposed Bills and Payroll be approved.)

Item 8.C. Consideration and Action on Approving Appointments & Reappointments to Boards & Commissions, as requested by the Administration Department. (Recommended Motion: The proposed Appointments & Reappointments be approved.)

Item 8.D. Consideration and Action to Approve A Payment to Tyler Technologies, as a Limited Source, for the Annual Maintenance of the Enterprise Public Safety Suite, in the Amount of $162,823.97, as requested by the Police Department and the Fire Department. (Recommended Motion: The proposed Payment is approved.)

Item 8.E. Consideration and Action to Approve the Purchase of Bobcat L95 Compact Wheel Loader and Attachments from Bobcat of Bloomington, in the Amount of $129,128.33, as requested by the Parks & Recreation Department. (Recommended Motion: The proposed Purchase be approved.)

Item 8.F. Consideration and Action to Approve A Payment to Motorola Solutions, Inc., as a Limited Source, for the Annual Maintenance of Public Safety Radio Equipment, in the Amount of $79,866.79, as requested by the Police Department and the Fire Department. (Recommended Motion: The proposed Payment be approved.)

Item 8.G. Consideration and Action on the Purchase of Health Insurance-Related Services from Multiple Third Parties and Stop Loss Insurance from Tokio Marine for the City's Self-Funded Health Insurance Plans, as requested by the Human Resources Department. (Recommended Motion: The proposed Purchases be approved.)

Item 8.H. Consideration and Action to Approve a Lease Extension with TTK, L.L.C., for the Mucky Duck Marina at Lake Bloomington, as requested by the Water Department. (Recommended Motion: The proposed Lease Extension be approved.)

Item 8.I. Consideration and Action to Approve the Annual Regional Service Agreement and Payment to the McLean County Regional Planning Commission (MCRPC) for Regional Planning Services, for the MCRPC Fiscal Year July 1, 2024, through June 30, 2025, in the Amount of $54,000, as requested by the Economic & Community Development Department. (Recommended Motion: The proposed Agreement and Payment be approved.)

Item 8.J. Consideration and Action to Approve a Contract with Hanson Professional Services, Inc., for Reservoir Capacity Improvement Investigation, in the Amount of $168,600, as requested by the Water Department. (Recommended Motion: The proposed Contract be approved.)

Item 8.K. Consideration and Action on An Ordinance Approving a Special Use Permit for an Assisted Living Facility (Independent Living) in the B-1 (General Commercial) District, for the Property Located at 1410 Leslie Drive, as requested by the Economic & Community Development Department. (Recommended Motion: The proposed Ordinance be approved.)

ORDINANCE NO. 2024 – 042

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR AN ASSISTED LIVING FACILITY (INDEPENDENT LIVING) IN THE B-1 (GENERAL COMMERCIAL) DISTRICT, FOR THE PROPERTY LOCATED AT 1410 LESLIE DRIVE

Item 8.L. Consideration and Action on An Ordinance Authorizing a Construction Agreement with Corrective Asphalt Materials, LLC, as a Limited Source, for the Fiscal Year (FY) 2025 Pavement Preservation Reclamite Program, in the Amount of $240,312.15, as requested by the Department of Operations & Engineering Services. (Recommended Motion: The proposed Ordinance be approved.)

ORDINANCE NO. 2024 – 043

AN ORDINANCE AUTHORIZING A CONSTRUCTION AGREEMENT WITH CORRECTIVE ASPHALT MATERIALS, LLC, AS A LIMITED SOURCE, FOR FISCAL YEAR (FY) 2025 PAVEMENT PRESERVATION RECLAMITE PROGRAM, IN THE AMOUNT OF $240,312.15

Item 8.M. Consideration and Action on an Ordinance Authorizing a Construction Agreement with George Gildner, Inc., for Fiscal Year (FY) 2024 Community Development Block Grant (CDBG) Front Street Sidewalks Project (Bid #2024-38), in the Amount of $90,000, as requested by the Department of Operations & Engineering Services. (Recommended Motion: The proposed Ordinance be approved.)

ORDINANCE NO. 2024 – 044

AN ORDINANCE AUTHORIZING A CONSTRUCTION AGREEMENT WITH GEORGE GILDNER, INC., FOR THE FISCAL YEAR 2024 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FRONT STREET SIDEWALKS PROJECT (BID #2024-38), IN THE AMOUNT OF $90,000

Item 8.N. Consideration and Action on An Ordinance Authorizing Waiving the Formal Bidding Requirements and Approving an Agreement with Donelson Construction Company, LLC, as a Limited Source, for Fiscal Year 2025 Pavement Preservation High-Pressure Slurry Seal Program, in the Amount of $737,653.20, as requested by the Department of Operations & Engineering Services. (Recommended Motion: The proposed Ordinance be approved.)

ORDINANCE NO. 2024 – 045

AN ORDINANCE AUTHORIZING WAIVING THE FORMAL BIDDING REQUIREMENTS AND APPROVING AN AGREEMENT WITH DONELSON CONSTRUCTION COMPANY, LLC, AS A LIMITED SOURCE, FOR FISCAL YEAR 2025 PAVEMENT PRESERVATION HIGH-PRESSURE SLURRY SEAL PROGRAM, IN THE AMOUNT OF $737,653.20

Item 8.O. Consideration and Action on an Application from WFR, LLC, d/b/a A & P Tap, located at 721 W. Chestnut St., Requesting Approval of the Creation of a Class TAPS (Tavern, All Types of Liquor, Packages Sales, and Sunday Sales) Liquor License, as requested by the City Clerk Department. (Recommended Motion: The proposed License be approved.)

Mayor Mwilambwe directed the Clerk to call roll:

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

Motion carried.

Regular Agenda

The following Item was presented:

Item 9.A. Consideration and Action on an Ordinance Approving the Vacation of the West 151.5 Feet of the East-West Alley between North Western Avenue and the North-South Alley to the East, as requested by the Department of Operations & Engineering Services.

City Manager Jeff Jurgens explained the Western Avenue project had been in the works for some time and expressed staff's support.

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

Mayor Mwilambwe directed the Clerk to call roll:

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

Motion carried.

ORDINANCE NO. 2024 - 046

AN ORDINANCE APPROVING THE VACATION OF THE WEST 151.5 FEET OF THE EAST-WEST ALLEY BETWEEN NORTH WESTERN AVENUE AND THE NORTH-SOUTH ALLEY TO THE EAST

Item 9.B. Discussion and Potential Direction on Housing Issues within the City of Bloomington, as requested by the Administration Department.

City Manager Jurgens outlined possibilities and next steps for staff to address housing issues based on Council feedback from the last meeting. He stated that a resolution could be drafted to address housing issues, and noted it would not include an interest rate or financing program. He shared alternative being that staff bring individual programs for consideration.

Council Member Crumpler discussed several ideas including Thorn Run, the City's lobbyist, identifying grant support. City Manager Jurgens shared that conversations with Thorn Run and local legislators were ongoing. He stated that incentive package costs depended on fees and would be most impactful for developers using tax credits. Deputy City Manager Billy Tyus added that staff were open to incentivized toolkits and packages.

Council Member Montney mentioned HUD celebrating National Homeownership Month and detailed federal efforts that could furnish ideas. She supported developing blighted properties and mentioned Airbnbs impacting housing stock and rental rates. She did not support a resolution to set housing priorities.

Council Member Kearns supported taking action to continue both short- and long-term efforts, as well as incremental changes with or without a resolution.

Mayor Mwilambwe shared his belief that resolutions set clear expectations and direction.

Council Member Boelen supported the possibility of multiple resolutions due to the complexity of affordable housing issues. She expressed gratitude for the Housing Coalition's efforts and strongly believed action needed to be taken in a prioritized way.

Council Member Boelen made a motion, seconded by Council Member Kearns, to extend Council Discussion by 10 minutes.

Mayor Mwilambwe directed the Clerk to call roll:

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

Motion carried.

Council Member Becker was not supportive of a resolution. He expressed concerns about encroaching on acts that were not City responsibility. He instead wanted staff to focus on making City services more efficient and address developer projects on a case-by-case basis.

Council Member Ward supported a comprehensive resolution, as well as incentives and disincentives. She recommended focusing on blighted areas over targeting specific areas.

Mayor Mwilambwe shared how resolutions help future Councils to understand the intent.

Council Member Montney supported Council Member Becker's comments.

Mayor Mwilambwe noted the importance of intergovernmental collaboration.

City Manager Jurgens thanked Council for their feedback and shared that staff would focus on developing programs to address needs. He stated that they would solicit more feedback on how aggressive to be with the programs.

Finance Director's Report

Chris Tomerlin, Budget Manager, noted home rule sales tax and state sales tax trends. He presented the Fiscal Year ("FY") Financial Summary as of April 2024. He highlighted various revenues, compared them to last year's figures, and then discussed year-to-date figures and encumbrances. He noted changes made to a few line items for FY 2025 and briefly discussed FY 2024 major tax revenues, General Fund Revenues and Expenditures, and Enterprise Funds. He highlighted the impact that higher interest rates and advisor investments had on Storm Water Fund revenue. He concluded by noting where the City's budget materials could be located.

City Manager's Discussion

City Manager Jeff Jurgens highlighted the Juneteenth Celebration and the Town vs. the City softball game. He thanked the Town for participating. He then discussed recent Downtown events and discussed upcoming changes to the ServLine Leak Protection Program.

Mayor's Discussion

Mayor Mwilambwe thanked everyone for the Juneteenth celebration. He was excited for all the events happening and reminded the community of upcoming 4th of July celebrations.

Council Member's Discussion

Council Member Crumpler enjoyed supporting staff at the softball game.

Council Member Ward suggested recruiting Police and Fire staff for future softball games.

Executive Session

No Executive Session was held.

Adjournment

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

Mayor Mwilambwe directed the Clerk to call roll:

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

Motion carried (viva voce).

The meeting adjourned at 7:13 P.M.

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

CITY OF BLOOMINGTON ESTABLISHED 1850