



MINUTES
COMMITTEE OF THE WHOLE - REGULAR SESSION
MONDAY, JUNE 17, 2024, 6:00 P.M.

The Committee of the Whole convened in regular session in the Government Center Boardroom at 6:00 P.M. Mayor Mboka Mwilambwe called the meeting to order.

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

No Recognitions or Appointments were presented.

Public Comment

Mayor Mwilambwe read a public comment statement of procedure. Surena Fish provided public comment. 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 Ward, to approve the Consent Agenda as presented.

Item 4.A. Consideration and Action to Approve the Minutes of the April 15, 2024, Regular Committee of the Whole Meeting, as requested by the City Clerk Department.

Mayor Mwilambwe directed the Clerk to call roll:

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

Motion carried.

Regular Agenda

The following item was presented:

Item 5.A. Presentation, Discussion, and Direction on Bloomington Housing Symposium Report, as requested by the Administration Department.

Mayor Mwilambwe spoke positively about the recent Bloomington Housing Symposium.

City Manager Jeff Jurgens stated that the goal of the presentation was to identify barriers and discuss potential solutions to address homelessness. He thanked staff for their efforts.

Senior Deputy City Manager Billy Tyus gave a presentation on the Report that resulted from the Symposium. He outlined questions asked during the Symposium to identify problems in the community, as well as identify potential solutions. He stated that 60 builders, developers, bankers, and professionals from the area, Indiana, and the Chicagoland had attended. He shared that the primary feedback received was that affordable Downtown housing should be a focus pointing out limited vacancy. Melissa Hon, Economic & Community Development Director, echoed limitations in availability. City Manager Tyus discussed potential ideas for addressing housing barriers, such as low/no interest loan funds, targeting areas for development, and tax assessment freezes. He shared that the recommended solutions were to explore housing incentive packages, a neighborhood rehabilitation program, intergovernmental housing recovery collaborations, a low/no interest development funding program, and review of zoning ordinances.

City Manager Jurgens added that the Symposium was eye-opening and helpful.

Director Hon overviewed the Build Bloomington website and its available resources. City Manager Jurgens noted that the site also provides updates on current projects.

Mayor Mwilambwe asked for more information regarding anticipated development timelines in relation to tax freezes and potential financial impacts.

Deputy City Manager Tyus stated that regular updates would be given to Council.

Council Member Ward expressed interest in the suggestions and really liked the idea of rewarding development in blighted/unused properties. She requested more information on the number of blighted properties owned by out-of-town landlords, as well as their impact.

Council Member Boelen expressed appreciation for input given at the Symposium. She stressed that the focus should be zoning and other things not involving funding. She noted that there was little discussion on consumer interest rates and questioned what banks could do to assist. She believed forming a team to evaluate options could be useful.

Council Member Montney had concerns with the financial implications of the recommendations. She shared an example of how interest rates were impacting mortgages and then suggested reflecting on the interest rate incentives and decisions that lead to the 2008 housing crisis.

Council Member Boelen made a motion, seconded by Council Member Crumpler, to extend Council Discussion by ten minutes.

Mayor Mwilambwe directed the Clerk to call roll:

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

Motion carried.

Council Member Montney stressed that the focus should be on more tangible actions that considered financial implications and blighted properties.

Council Member Kearns echoed Council Member Montney's concerns regarding focus. She too had attended the Symposium and shared that there seemed to be a disconnect between the needs of builders and those of consumers. She believed conversations with other communities would be valuable and mentioned other opportunities to get more feedback.

Council Member Ward asked for clarification and more information on the desired focus and direction of Council. City Manager Jurgens stated that they needed to know how aggressive Council wanted staff to be with addressing housing issues and researching potential options.

Council Member Crumpler thanked Director Hon for the Build Bloomington website and echoed the concerns of Council Members Montney and Boelen regarding costs. He expressed concerns with the lack of partnership between developers and banks.

Council Member Hendricks echoed concerns with the financial implications and expressed his support for exploring the ideas provided.

The majority of Council expressed interest in moving forward with discussion of a resolution.

The following item was presented:

Item 5.B. Presentation and Discussion on Proposed Changes to Ch. 21, Sec. 300.7 Bulk Waste Collection and Chapter 36, Scavengers, Waste Collectors or Waste Haulers, as requested by the Public Works Department.

City Manager Jurgens briefly introduced the Item.

Mose Rickey, Public Works Director, expressed thanks to his staff for their work during the recent heatwave. He discussed issues surrounding bulk waste pickup outside of scheduled pickup times and outlined issues that stemmed from improper waste disposal of vacated residential rental properties. To remediate the problem, he proposed fines for habitual violators, education on proper procedures, and penalties with increased fees when bulk waste was improperly sat out on the curb. He also identified issues at the Citizen's Convenience Center and suggested additional Code amendments.

Council Member Ward proposed shortening the timeframe for implementing penalties and then questioned reporting and identification procedures surround the bulk waste issue.

Council Member Kearns raised questions about communications between landlords, the City, and Public Works when bulk pickup resulted from evictions. She stressed the importance of streamlining communications.

Council Member Boelen asked for clarification on who the fee increases would affect, as well as the logistics of pickup.

Council Member Montney stressed that operational costs be outlined to justify the increase.

Director Rickey addressed their questions and acknowledged the need for streamlined communications. He stated that logistics were dependent on the needs of each job and clarified that the fee increase would strictly affect non-occupied homes/rental properties.

Colleen Winterland, Public Works Assistant Director, briefly outlined reporting procedures. She stated that Public Workers staff routinely reported issues along their routes, the myBloomington app was often used, and letters were sent out to those not in the Solid Waste Program. City Manager Jurgens acknowledged Council Member Ward's concerns regarding the myBloomington app and Asst. Director Winterland stated that Public Works was open to suggestions.

City Manager's Report

City Manager Jurgens shared a brief update on efforts by the Coalition working to address homelessness. He stated that efforts were being made to identify additional shelter options and highlighted that Home Sweet Home Ministries had recently hired a Street Outreach Specialist. He briefly mentioned recent events throughout the City and then reminded the community of the upcoming Juneteenth Celebration including the City vs. Town softball game.

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, Lee, Crumpler

Motion carried (viva voce).

The meeting adjourned at 7:28 P.M.

CITY OF BLOOMINGTON



Mboka Mwilambwe, Mayor

ATTEST



Amanda Stutsman, Deputy City Clerk

