

**CITY OF
BLOOMINGTON
COUNCIL
MEETING
JUNE 13, 2022**



COMPONENTS OF THE COUNCIL AGENDA

RECOGNITION AND PROCLAMATION

This portion of the meeting recognizes individuals, groups, or institutions publically, as well as those receiving a proclamation, or declaring a day or event.

PUBLIC COMMENT

Each regular City Council meeting shall have a public comment period not to exceed 30 minutes. Every speaker is entitled to speak for up to 3 minutes. To be considered for public comment, please complete a public comment card at least 5 minutes prior to the start of the meeting. The Mayor will randomly draw from the cards submitted. Public comment is a time to give comment. It is not a question and answer period and the City Council does not respond to public comments. Speakers who engage in threatening or disorderly behavior will have their time ceased.

CONSENT AGENDA

All items under the Consent Agenda are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member, City Manager or Corporation Counsel so requests; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda, which typically begins with Item No. 8.

The City's Boards and Commissions hold Public Hearings prior to some Council agenda items appearing on the Council's Meeting Agenda. Persons who wish to address the Council should provide new information that is pertinent to the issue before them.

PUBLIC HEARING

Items that require receiving public testimony will be placed on the agenda and noticed as a Public Hearing. Individuals have an opportunity to provide public testimony on those items that impact the community and/or residence.

REGULAR AGENDA

All items that provide the Council an opportunity to receive a presentation, ask questions of City Staff, seek additional information, or deliberate prior to making a decision will be placed on the Regular Agenda.

MAYOR AND COUNCIL MEMBERS

Mayor - Mboka Mwilambwe

City Council Members

Ward 1 - Grant Walch
Ward 2 - Donna Boelen
Ward 3 - Sheila Montney
Ward 4 - Julie Emig
Ward 5 - Nick Becker
Ward 6 - Jenn Carrillo
Ward 7 - Mollie Ward
Ward 8 - Jeff Crabill
Ward 9 - Tom Crumpler

City Manager - Tim Gleason

Deputy City Manager - Billy Tyus

CITY LOGO DESIGN RATIONALE

The **CHEVRON** Represents:
Service, Rank, and Authority
Growth and Diversity
A Friendly and Safe Community
A Positive, Upward Movement and
Commitment to Excellence!

MISSION, VISION, AND VALUE STATEMENT

MISSION

To Lead, Serve and Uplift the
City of Bloomington

VISION

A Jewel of the Midwest Cities

VALUES

Service-Centered,
Results-Driven,
Inclusive

STRATEGIC PLAN GOALS

- Financially Sound City Providing Quality Basic Services
- Upgrade City Infrastructure and Facilities Grow the Local Economy
- Strong Neighborhoods
- Great Place - Livable, Sustainable City
- Prosperous Downtown Bloomington



REGULAR SESSION CITY COUNCIL MEETING AGENDA
GOVERNMENT CENTER CHAMBERS, 4TH FLOOR, ROOM #400
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701
MONDAY, JUNE 13, 2022, 6:00 PM

AMENDED

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Remain Standing for a Moment of Silent Prayer and/or Reflection
4. Roll Call
5. Public Comment

Individuals wishing to provide emailed public comment must email comments to publiccomment@cityblm.org at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person or remotely may register at www.cityblm.org/register at least 5 minutes before the start of the meeting for in-person public comment and at least 15 minutes before the start of the meeting for remote public comment.

6. Recognition/Appointments

- A. Presentation of the City of Bloomington Police Department Police Officer's Commission Certificate to Officers William Shelton and Ronald Fryman upon their completion of the probationary period, as requested by the Police Department. *(Recommended Motion: None; presentation only.)*
- B. Recognition of Boards & Commissions Appointments and Reappointments, as requested by the Administration Department. *(Recommended Motion: None; recognition only.)*

7. 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.

- A. Consideration and action to approve the Minutes of the May 9, 2022 Regular City Council Meeting, as requested by the City Clerk Department. *(Recommended Motion: The proposed Minutes be approved.)*
- B. Consideration and action to approve Bills and Payroll in the amount of \$11,495,654.41, as requested by the Finance Department. *(Recommended Motion: The proposed Bills and Payroll be approved.)*
- C. Consideration and action to approve the Purchase of a John Deere 410J Backhoe

from Martin Equipment, in the amount of \$186,000, using the Sourcewell Contract (# 032119-JDC, exp. 5/13/2023), and Authorization to Dispose of the 2007 John Deere 410J by on-line public auction, as requested by the Public Works Department. *(Recommended Motion: The proposed Purchase and Disposal be approved.)*

- D. Consideration and action to approve the Annual Maintenance and Support Payment in the amount of \$142,937.62 with Tyler Technologies, as a limited source, for the Computer-Aided Dispatch solution used by the Police and Fire Departments, as requested by the Information Technology Department, and the Police Department. *(Recommended Motion: The proposed Payment be approved.)*
- E. Consideration and action on a Resolution Authorizing the Filing of the 2022 CDBG Annual Action Plan Program Application (May 1, 2022 - April 30, 2023), as requested by the Economic & Community Development Department. *(Recommended Motion: The proposed Resolution be approved.)*
- F. Consideration and action on a Resolution Authorizing the Renewal of a Joint Agreement with the Town of Normal and the Ecology Action Center for an Energy Efficiency Program, as requested by the Facilities Department. *(Recommended Motion: The proposed Resolution and Agreement be approved.)*
- G. Consideration and action on a Resolution Authorizing a Change Order in the Amount of \$85,607.61 for the Contract between the City of Bloomington and G.A. Rich & Sons, Inc., for the Construction of Additional Piping for the Settled Water Improvements Project, as requested by the Public Works Department. *(Recommended Motion: The proposed Resolution be approved.)*
- H. Consideration and action on a Resolution Amending Resolution 2022-09 Regarding Redistricting, as requested by the Legal Department, and the Administration Department. *(Recommended Motion: The proposed Resolution be approved.)*
- I. Consideration and action on an Ordinance Approving a Special Use Permit for Chicken-Keeping in the R-D (Downtown Neighborhood Residence) District, for the Property Located at 504 E. Olive Street, as requested by the Economic & Community Development Department. *(Recommended Motion: The proposed Ordinance be approved.)*
- J. Consideration and action on an Ordinance Approving the Final Plat of Empire Business Park Twelfth Addition, as requested by the Public Works Department. *(Recommended Motion: The proposed Ordinance be approved.)*
- K. Consideration and action on an Ordinance Approving the Final Plat of Empire Business Park Thirteenth Addition, as requested by the Public Works Department. *(Recommended Motion: The proposed Ordinance be approved.)*
- L. Consideration and action on an Ordinance Authorizing a Construction Contract Between the City of Bloomington and Hoerr Construction, Inc., for the FY2023 Sewer Rehabilitation Program (Bid #2022-31), in the amount of \$1,429,726.60, as requested by the Public Works Department. *(Recommended Motion: The proposed Ordinance be approved.)*
- M. Consideration and action on an Ordinance Amending Chapter 17 of the City Code

Regarding Emergency Medical Services and Chapter 1 of the City Code Regarding the Schedule of Fees for the Fire Department and Fire Prevention, as requested by the Fire Department. *(Recommended Motion: The proposed Amendment to the Ordinance be approved.)*

- N. Consideration and action to approve the Request from Bloomington Normal Sunrise Rotary, who will hold an annual Brats and Bags fundraiser in Downtown Bloomington on Friday, August 5, 2022, for a Class LB (Limited/Beer and Wine) Liquor License, as requested by the City Clerk Department. *(Recommended Motion: The proposed License be approved.)*
- O. Consideration and action to approve an Application from Brickyard Barrel House, LLC, d/b/a Barrel House, to be located at 9 Brickyard Dr., requesting a Class RAPS (Restaurant, All Types of Alcohol, Packaged, and Sunday Sales) Liquor License, as requested by the City Clerk Department. *(Recommended Motion: The proposed License be approved.)*
- P. Consideration and action to approve a Lake Bloomington Lot Lease and Supplemental Lease Agreement for Lot 5 in Block 5 in Camp Iroquois, with the petitioner, JLMRP Bloomington House, LLC, Matthew Powers, as requested by the Public Works Department. *(Recommended Motion: The proposed Lot Lease and Supplemental Agreement be approved.)*

8. Regular Agenda

- A. Consideration and action to approve a Resolution Authorizing the Use of American Rescue Plan Funds to Contribute \$150,000 to the Carle Health Center for Philanthropy for the Partial Funding of a Mobile Health Unit, as requested by the Administration Department. *(Recommended Motion: The proposed Resolution be approved.) (Presentation by Tim Gleason, City Manager, 5 minutes; and City Council Discussion, 10 minutes.)*

9. City Manager's Discussion

10. Mayor's Discussion

11. Council Member's Discussion

12. Executive Session

13. Adjournment



RECOGNITION/APPOINTMENTS ITEM NO. 6.A

FOR COUNCIL: June 13, 2022

WARD IMPACTED: City-Wide Impact

SUBJECT: Presentation of the City of Bloomington Police Department Police Officer's Commission Certificate to Officers William Shelton and Ronald Fryman upon their completion of the probationary period, as requested by the Police Department.

RECOMMENDED MOTION: None; presentation only.

STRATEGIC PLAN LINK:

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 5a. Well-planned City with necessary services and infrastructure

BACKGROUND: Recognizing the completion of the probationary period for Police Officers Ronald Fryman and William Shelton.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

COMMUNITY DEVELOPMENT IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Jennifer Bielfeldt, Office Manager

ATTACHMENTS:

[POL 1B Shelton Certificate](#)

[POL 1C Fryman Certificate](#)

City of Bloomington



Police Department

Police Officer's Commission

*By authority of the City Manager
of the City of Bloomington,
in the County of McLean, and State of Illinois,
We do hereby certify that*

William Shelton

*Having been duly sworn
was appointed and commissioned a*

Police Officer

*On
the eighth of September, two thousand and twenty.
As Evidence thereof, we set our hand and seal*

Mboka Mwilambwe
Mboka Mwilambwe

Mayor

Tim Gleason

Tim Gleason

City Manager



Jamal Simington
Jamal Simington

Chief

Leslie Vocum
Leslie Vocum

City Clerk

City of Bloomington



Police Department

Police Officer's Commission

*By authority of the City Manager
of the City of Bloomington,
in the County of McLean, and State of Illinois,
We do hereby certify that*

Ronald Fryman

*Having been duly sworn
was appointed and commissioned a*

Police Officer

*On
the eighth of September, two thousand and twenty.
As Evidence thereof, we set our hand and seal*

Mboka Mwilambwe
Mboka Mwilambwe
Mayor



Jamal Simington
Jamal Simington
Chief

Tim Gleason
Tim Gleason
City Manager

Leslie Vocum
Leslie Vocum
City Clerk



RECOGNITION/APPOINTMENTS ITEM NO. 6.B

FOR COUNCIL: June 13, 2022

WARD IMPACTED: City-Wide Impact

SUBJECT: Recognition of Boards & Commissions Appointments and Reappointments, as requested by the Administration Department.

RECOMMENDED MOTION: None; recognition only.

STRATEGIC PLAN LINK:

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 5b. City decisions consistent with plans and policies

BACKGROUND: The included appointments and reappointments are representative of City Council's approval from the May 23, 2022 meeting.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

COMMUNITY DEVELOPMENT IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Amy Overton, Executive Assistant

ATTACHMENTS:

[ADM 1B Recognition of Mayoral Appointments_042522](#)

Reappointment

Jay Groves: Airport Authority Board

Reappointment

Daniel Freburg: Citizens' Beautification Committee

Reappointment

Greg Koos: Historic Preservation Commission

Reappointment

Catharine Crockett: John M Scott Health Care
Commission

Reappointment

Elaine Hardy: John M Scott Health Care
Commission

Appointment

Jacqueline Beyers: Planning Commission

Reappointment

Betty Middleton: Housing Authority Board

Reappointment

Scott Rathbun: Police Pension Board

Appointment

Arron Pirtle: Technology Commission

Reappointment

Gary Neumayer: Technology Commission

Reappointment

Nikki Williams: Zoning Board of Appeals



CONSENT AGENDA ITEM NO. 7.A

FOR COUNCIL: June 13, 2022

WARD IMPACTED: City-Wide Impact

SUBJECT: Consideration and action to approve the Minutes of the May 9, 2022 Regular City Council Meeting, as requested by the City Clerk Department.

RECOMMENDED MOTION: The proposed Minutes be approved.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

Objective 1d. City services delivered in the most cost-effective, efficient manner

BACKGROUND: The minutes of the meetings provided have been reviewed and certified as correct and complete by the City Clerk. In compliance with the Open Meetings Act, Council Proceedings must be approved thirty (30) days after the meeting or at the second subsequent regular meeting whichever is later. In accordance with the Open Meetings Act, Council Proceedings are available for public inspection and posted to the City's web site within ten (10) days after Council approval.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

COMMUNITY DEVELOPMENT IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Amanda Stutsman, Deputy City Clerk

ATTACHMENTS:

[CLK 1B DRAFT 05-09-2022 City Council - Regular Session Minutes](#)



MINUTES
REGULAR SESSION CITY COUNCIL MEETING
MONDAY, MAY 9, 2022, 6:00 P.M.

The City Council convened in regular session in the Government Center Chambers at 6:00 p.m., Monday, May 9, 2022. Mayor Mboka Mwilambwe called the meeting to order.

Roll Call

Attendee Name	Title	Status	Arrived
Mboka Mwilambwe	Mayor	Present	
Grant Walch	Council Member, Ward 1	Present	6:13 p.m.
Donna Boelen	Council Member, Ward 2	Present	
Sheila Montney	Council Member, Ward 3	Present	
Julie Emig	Council Member, Ward 4	Present	
Nick Becker	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. No emailed public comment was received. Scott Stimeling and Surena Fish spoke in-person.

Ward 1 Appointment

A. Consideration and action to approve the Appointment of Grant Walch to serve as the Council Member for Ward 1, as requested by the Administration Department.

Mayor Mwilambwe provided an overview of the selection process, and spoke of the qualities and attributes of Grant Walch that led the Mayor to recommend him for Ward 1 Council Member, filling the previous seat of Jamie Mathy. He noted that Mr. Walch was a longtime Bloomington resident who had been involved in developing Ward 1. He stated that Mr. Walch was excited about the City's development and believed that he would make informed decisions through listening to diverse points of view.

Council Member Crumpler thanked those who submitted names of individuals for replacement suggestions. He believed that Mr. Walch had a genuine interest in improving the quality of life for the community and thought that his strong technological background, would be an asset to the Council. He supported the recommendation.

Council Members Crabill and Emig did not believe that Mr. Walch aligned with Mr. Mathy's positions and because of that, not with what the people of the Ward would want. They each commended Mr. Walch for his interest, but did not support the recommendation.

Council Member Boelen made a motion, seconded by Council Member Urban, that the proposed Appointment be approved.

Mayor Mwilambwe directed the Clerk to call the roll, which resulted in the following:

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

NAYS: Emig, Crabill

Motion carried.

B. Oath of Office - Ward 1 Appointee

Leslie Yocum, City Clerk, performed the Oath of Office for Grant Walch.

Council Member Walch joined the meeting at 6:13 p.m.

Recognition/Appointments

A. Presentation of the City of Bloomington Police Department Police Officer's Commission Certificate to Officers Matthew Summers and Kerri Johnson upon their completion of the probationary period.

Police Chief Jamal Simington presented Officer Commissions for Kerri Johnson and Matthew Summers. He provided a brief background on each officer and acknowledged their many accomplishments, as well as completion of their 18-month probation period.

Mayor Mwilambwe thanked Officers Johnson and Summers for their service.

B. Proclamation for Reverend Dr. Brigitte Black

Mayor Mwilambwe presented the Proclamation for the late Reverend Dr. Brigitte Black, which recognized her profound work in the community and as a superior advocate of equal human rights for all.

Gregory and Jeffery Black, Reverend Dr. Brigitte Black's brothers, were present to accept the Proclamation on behalf of their family.

C. Proclamation for National EMS Week

Mayor Mwilambwe presented the Proclamation for National Emergency Medical Services (EMS) Week from May 15-21, 2022. The Proclamation recognized the value and accomplishments of first responders, emergency medical technicians, paramedics, emergency medical dispatchers, firefighters, police officers, educators, administrators, pre-hospital nurses, emergency nurses, emergency physicians, trained members of the public, and other out-of-hospital medical care providers.

Tony Salvator, EMS Supervisor, accepted the Proclamation. He thanked Council and the community for their continued support in the Fire Department. Also present for acceptance were Fire Chief, Eric West; Nick Shaver, EMS Supervisor; Chris Dunning, Paramedic/Firefighter; and Corey Matheny, Deputy Chief of Administration/EMS.

D. Proclamation for Building Safety Month

Mayor Mwilambwe presented the Proclamation for Building Safety Month for May of 2022, which recognized building safety and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborers, plumbers, and others in the construction industry.

Economic & Community Development (ECD) Director, Melissa Hon, accepted the

Proclamation. She recognized Chris McAllister, Building Official, and the Building Safety Division of ECD for completing over 4,500 inspections in 2021 and 1,557 building and safety inspections in 2022 as of April 30, 2022.

E. Recognition of Boards & Commissions Appointments and Reappointments

Leslie Yocum, City Clerk, recognized the following Board and Commission appointments and reappointments: (1) Joya Davis, Citizen Beautification Committee; (2) Ron Frasier, Citizen Beautification Committee; (3) Kim Miller, Historic Preservation Commission; (4) Vivian Doctora, Human Relations Commission; (5) Alicia Henry, Board of Library Trustees; (6) Van Miller, Board of Library Trustees; (7) Julian Westerhout, Board of Library Trustees; (8) Arthur Taylor, Public Safety & Community Relations Board; and (9) Jeff Woodard, Public Safety & Community Relations Board.

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 Emig, that the Consent Agenda, including all items listed below, be approved as presented.

Item 8.A. Consideration and action to approve Bills and Payroll in the amount of \$7,177,026.98, as requested by the Finance Department. (Recommended Motion: The proposed Bills and Payroll be approved.)

Item 8.B. Consideration and action to approve a Contract with George Gildner, Inc., for the FY23 Utility Maintenance Project (Bid #2022-32), in the amount of \$2,036,500, as requested by the Public Works Department. (Recommended Motion: The proposed Contract be approved.)

Item 8.C. Consideration and action to approve a Contract with George Gildner, Inc., for the FY23 Street, Alley, and Sidewalk Maintenance Project (Bid #2022-34), in the amount of \$173,780, as requested by the Public Works Department. (Recommended Motion: The proposed Contract be approved.)

Item 8.D. Consideration and action to approve a Contract with Bodine Electric of Decatur for the FY23 Traffic Signal Maintenance Project (Bid #2022-33), in the amount of \$147,500, as requested by the Public Works Department. (Recommended Motion: The proposed Contract be approved.)

Item 8.E. Consideration and action to approve Funding for the FY23 Stabilization Installation Work for the Lake Bloomington Shoreline Stabilization Project through the Watershed Conservation Intergovernmental Agreement between the City of Bloomington, McLean County, the Town of Normal, and the McLean County Soil and Water Conservation District, in the amount of \$299,309, as requested by the Public Works Department. (Recommended Motion: The proposed Funding be approved.)

Item 8.F. Consideration and action on a Resolution Designating Select Firms, through the FY22 Multi-Year Professional Architectural and Engineering Services Request for Qualifications (RFQ #2022-25), that are the Most Qualified to Perform General Architectural and Engineering Services for a Three-year Period, with the Option to Requalify the Firms for Two Additional, One-year Periods, as requested by the Public Works Department and the Facilities Department. (Recommended Motion: The proposed Resolution be approved.)

Item 8.G. Consideration and action on a Resolution Approving Acceptance of a Grant from the Illinois Housing Development Authority's Single-Family Rehabilitation Program in the amount of \$378,000, as requested by the Economic & Community Development Department. (Recommended Motion: The proposed Resolution be approved.)

Item 8.H. Consideration and action on a Resolution Approving Acceptance of a Grant from the Illinois Housing Development Authority's Single-Family Rehabilitation Program in the amount of \$444,000, as requested by the Economic & Community Development Department. (Recommended Motion: The proposed Resolution be approved.)

Item 8.I. Consideration and action on an Ordinance Amending Chapter 2 of the Bloomington City Code Regarding Holdover Officers, as requested by the Legal Department and the Administration Department. (Recommended Motion: The proposed Ordinance be approved.)

Item 8.J. Consideration and action 1) on a Resolution Authorizing the City of Bloomington to Submit a Zoning Permit Application to the McLean County Building and Zoning Department to Rezone Land Owned by the City of Bloomington that Houses the Water Treatment Plant, Lake Parks Maintenance Facility, Davis Lodge, and Land Leased to TTK, LLC, d/b/a Mucky Duck Marina, from R-1 Single Family Residence District to Agriculture District, and 2) to approve the updated Lake Bloomington Maintenance Facility Project Management Plan, as requested by the Public Works Department. (Recommended Motion: The proposed Resolution and Project Management Plan be approved.)

Item 8.K. Consideration and action on an Ordinance Approving the Final Plat of Shirk Commercial - PCSL Subdivision, as requested by the Public Works Department. (Recommended Motion: The proposed Ordinance be approved.)

Item 8.L. Consideration and action to approve the Request from The Board of Trustees of Illinois State University, d/b/a Illinois Shakespeare Festival, whose events will be held on various dates between June 3-August 6, 2022, at the Ewing Cultural Center, located at 48 Sunset Rd., for two Class LB (Limited/Beer and Wine) Liquor Licenses, as requested by the City Clerk Department. (Recommended Motion: The proposed Licenses be approved.)

Item 8.M. Consideration and action to approve a Change of Ownership for Lupita's Hispanic and American Grocery, Inc., d/b/a Lupita's Hispanic and American Grocery, located at 1512 W. Market St., Unit 200, as requested by the City Clerk Department. (Recommended Motion: The proposed Change of Ownership be approved.)

Mayor Mwilambwe directed the Clerk to call the roll, which resulted in the following:

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

Motion carried.

Public Hearing

A. Public Hearing on the 2022 CDBG Annual Action Plan, as requested by the Economic & Community Development Department.

Mayor Mwilambwe opened the public hearing at 6:35 p.m.

Economic & Community Development Director, Melissa Hon, addressed Council to introduce Michael Sinnet, Community Enhancement Division Manager.

Mr. Sinnet stated that 2022 was the 48th year the City would administer the Community Development Block Grant (“CDBG”) program. He stated that funding was allocated from the U.S. Department of Housing & Urban Development (HUD) to meet national objectives related to community development. He explained that each year an Annual Action Plan (AAP) was created to determine what annual projects would be chosen to align with the 2020-2024 Consolidated Plan goals.

Mr. Sinnet discussed the projects of each goal and the total costs of each type of project as follows: (1) Goal: Preservation of Existing Affordable Housing Stock (\$388,000) comprised of Housing Rehabilitation projects = \$305,000, fund matching for Lead Hazard Control Grant = \$50,000, and Rehabilitation Service Delivery = \$33,000; (2) Goal: Elimination of Slum and Blight Conditions (\$41,000) to be comprised of Residential Housing Demolition for Housing = \$35,000 and Demolition Service Delivery = \$6,000; (3) Goal: Support the Provision of Public Service Activities (\$82,500) to be comprised of funding for PATH’s Homeless Services = \$20,000 and PATH’s Emergency Services = \$15,000, contributions to the Recycling Furniture for Families = \$5,000, West Bloomington Revitalization Project’s Project Leader position = \$21,000, OSF’s Peace Meals program = \$5,000, KTB Financial Services = \$16,500; (4) Goal: Provide Quality Services and Facilities (\$258,064) to be comprised of Sidewalk Improvements = \$184,000, MCCA for ADA Compliance Improvements throughout the City = \$30,000, and Bloomington Housing Authority Security Camera for the Irvin Apartments = \$44,064; and (5) Goal: Administer CDBG Effectively and Proficiently (\$91,300) to be comprised of funding to the Fair Housing Program with Prairie State Legal Services = \$15,000, Section 3 Training with the Bloomington Housing Authority = \$10,000, McLean County Regional Planning Commission’s Housing Planning = \$36,000, and General CDBG Administration costs = \$30,300. Mr. Sinnet explained the estimated annual allocation was \$551,280 with an income from the Housing Rehabilitation Loan program of \$30,100 and a total carry over funding from previous program years of \$279,484, giving a total of \$860,864 in available funding for the 2022 program year. He provided avenues of how the public could provide input and discussed the next steps to approve the 2022 CDBG AAP.

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

Council Member Crabill asked how the City could share the AAP so that the public could provide feedback. Mr. Sinnet explained that a copy was available at the Bloomington Public Library and on the City’s website. Council Member Crabill stated that Section 3 was training to provide employment opportunities to individuals who received HUD assistance, and then discussed the process on the payment of funds between CDBG and Illinois Department Housing Authority (“IDHA”). Mr. Sinnet clarified that CDBG programs were separate from IDHA and that all individuals assisted through IDHA’s single-family housing program had to be income qualified to receive aid. He confirmed that IDHA funds had to be allocated by December 31, 2022 and was confident that the City could meet that deadline.

Council Member Crabill asked if the CDBG funds could be used to help renters in addition to homeowners. Mr. Sinnet stated that renters could qualify for some programs. Council Member Crabill asked if CDBG funds could be used for sidewalks. Mr. Sinnet confirmed that some infrastructure could be covered. Council Member Crabill asked if CDBG funds could be used as an incentive for developers. Mr. Sinnet did not believe CDBG funds could be used in that way, but stated that he could research it.

Mayor Mwilambwe closed the Public Hearing at 6:46 p.m.

B. Public Hearing on a Proposed Annexation Agreement with Sale Barn Properties LLC for Land Located North of West Hamilton Road and West of South Main Street, in McLean County, Illinois, Consisting of 46 Acres More or Less, as requested by the Economic & Community Development Department.

Mayor Mwilambwe opened the Public Hearing at 6:47 p.m.

City Manager, Tim Gleason, explained that after the public hearing, the Council had three action items on the Regular Agenda pertaining to the subject property.

Kimberly Smith, Assistant Director of the Economic & Community Development Department, addressed Council. She stated that Consent Agenda Item 8.K. was a final plat related to the Sale Barn Property that reduced a 55-acre parcel to about 46 acres. She reminded Council of approval procedure.

After being sworn in, Jeremy Kelly, Secretary for the Executive Board for Prairie City Soccer League ("PCSL"), addressed Council. He stated that PCSL was a 501(c)(3) Not-For-Profit Corporation in Bloomington/Normal. He explained that PCSL was established in 1978 to provide programming for players at a recreational, travel, elite, and special needs level serving around 2,000 individuals aged 4-19. He stressed the importance of the project being considered in that PCSL's final extension at Central Illinois Regional Airport's ("CIRA") Community Fields was ending in December of 2022. He expressed excitement for the opportunity to secure a 20-year lease with the option to buy the property and went on to explain 8 fields were planned for club training, games, and small tournaments. He explained that two turf and two grass fields would be lit, plus four training fields, and stressed they couldn't host large events. He described project funding as donations, fundraising, loans, and private funds and went on to talk about how PCSL had worked with neighbors to ensure a positive impact to all. Mr. Kelly noted plans to add bathrooms and a concession area in a later phase. He ended by discussing accessibility to the property and the potential for attracting visiting families to Bloomington. He was open to alternative uses for the fields such as lacrosse or ISHA tournaments, schedule permitting.

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

Council Member Emig asked for additional detail on their current lease. Mr. Kelly stated that CIRA, as landlord, had been reluctant to grant their last five-year extension, but because PCSL was not prepared to relocate, had agreed. He stated that CIRA had emphasized the lease could not be further extended. She then asked if PCSL would add sidewalks or asphalt to the development. Mr. Kelly responded that both would be added, but they would not be public. Council Member Emig suggested that PCSL research using pervious material and noted it had also been mentioned at the Planning Commission meeting.

Council Member Boelen expressed her support. She asked if the entire property would be fenced. Mr. Kelly stated that the turf fields would have four-foot surrounds, nets to catch balls, and a gate at the entry to restrict access afterhours. She expressed concern with safety and stray balls near a busy street. Mr. Kelly responded that PCSL had specifically designed the property to reduce those risks and stated they planned to plant trees and add other topography to also reduce wind and sound. Council Member Boelen noted traffic concerns brought up at the Planning Commission, about having one entrance. Mr. Kelly discussed a second entrance off Main St., as well as traffic engineering research done to reduce traffic.

Council Member Walch expressed support. He was concerned with whether the previous building had been connected to City infrastructure and asked if the septic tank and/or field had been removed or investigated. Mr. Kelly stated that the Planning Division had advised them to connect to a newer existing sewer line. He stated they would not use the area near where the previous Sale Barn was located.

Mayor Mwilambwe closed the Public Hearing at 7:02 p.m.

Regular Agenda

The following item was presented:

Item 10.A. Consideration and action on a Resolution Approving An Annexation Agreement with Sale Barn Properties LLC for Land Located North of West Hamilton Road and West of South Main Street, in McLean County, Illinois, Consisting of 46 Acres More or Less, as requested by the Economic & Community Development Department.

City Manager Gleason provided a brief overview of the Item and noted opportunities for the community with the approval of this and the following items. City Manager Gleason asked Kimberly Smith, Assistant Director of the Economic & Community Development Department, to explain the first three items on the agenda to allow Council an opportunity to ask all of their questions with votes to immediately follow.

Mrs. Smith addressed Council and explained that Item 10.A. was the Resolution that approved the Agreement discussed in Public Hearing B., which included obligations to develop as proposed. She then explained that Item 10.B. was the Petition for Annexation, which included two Ordinances to bring the property into City limits while also changing the zoning classification to B-1 Commercial. She informed Council that Item 10.C. was the Legislative Site Review.

Council Member Boelen made a motion, seconded by Council Member Crabill, that the proposed Resolution be approved.

Mayor Mwilambwe directed the Clerk to call the roll, which resulted in the following:

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

Motion carried.

The following item was presented:

Item 10.B. Consideration and action on 1) an Ordinance Approving the Annexation of Land Located North of West Hamilton Road and West of South Main Street in McLean County, Illinois, Consisting of 46 Acres More or Less (a/k/a Shirk Commercial-PCSL Subdivision) to the City of Bloomington, McLean County, Illinois, and 2) an Ordinance Providing for a Zoning Map Amendment for Annexed Property Located North of West Hamilton Road and West of South Main Street, Consisting of 46 Acres More or Less (a/k/a Shirk Commercial-PCSL Subdivision) to B-1 (General Commercial) District Zoning, as requested by the Economic & Community Development Department.

Council Member Boelen made a motion, seconded by Council Member Crumpler, that the proposed Ordinances be approved.

Mayor Mwilambwe directed the Clerk to call the roll, which resulted in the following:

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

Motion carried.

The following item was presented:

Item 10.C. Consideration and action on an Ordinance Approving a Site Plan and Variance for a Sports and Fitness Establishment in the B-1 (General Commercial) District, for Property Located North of West Hamilton Road and West of South Main Street in McLean County, Illinois, Consisting of 46 Acres, More or Less (a/k/a Shirk Commercial-PCSL Subdivision), as requested by the Economic & Community Development Department.

Council Member Boelen made a motion, seconded by Council Member Becker, that the proposed Ordinance be approved.

Mayor Mwilambwe directed the Clerk to call the roll, which resulted in the following:

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

Motion carried.

The following item was presented:

Item 10.D. Consideration and action on a Resolution Establishing the Streets to be Resurfaced in Fiscal Year 2023, Additional Streets that Could be Resurfaced in Fiscal Year 2023 Using American Rescue Plan Act Funds, and the Streets to be Resurfaced in Fiscal Year 2024, Authorization to Waive the Technical Bidding Requirements, and Authorization for City Staff to Negotiate a Contract with Rowe Construction, a Division of United Contractors Midwest, for the FY 2023 General Street Resurfacing Program, as requested by the Public Works Department.

City Manager Gleason reminded the community of the website specifically dedicated to street resurfacing. He noted that staff strived to improve streets in each Ward. He stated that Council had expressed wanting more streets resurfaced and that American Rescue Plan Act ("ARPA") funds in the amount of \$9 million would be used to complete additional street resurfacing.

Kevin Kothe, Public Works Director, addressed Council and presented the preliminary plan of street completion for the next three years. He went on to discuss how the City used the 10-point PHASER scale along with a multitude of traffic factors to assess road conditions. He explained that staff sought efficiencies such as grouping streets in the same neighborhood in the same timeline. He compared standard bidding to the waive bid process and that stated staff sought to waive formal bidding since historically, only one bidder had submitted for the type of projects, and it would result in an expedited timeline and savings.

Council Member Becker expressed concerns with inflation costs and asked if the additional funds would actually result in additional streets being completed. Craig Shonkwiler, City Engineer, responded that City staff were at the maximum capacity level they could handle in-house, and that staff and supply issues could result. He believed that, if approved, the additional funding over the next few years would allow for the systematic change needed for the City to catch up. Council Member Becker stated he would like to

receive a report on the amount of funding needed to complete the additional streets verses the number of streets in the allotted budget.

Council Member Montney asked the unit of measure used to measure street output. Mr. Shonkwiler stated that last year, the City completed 15 lane miles with 15.2 lane miles planned this year and an additional 4.9 lane miles funded by ARPA. Council Member Montney and Mr. Kothe then discussed the 15-mile annual average since moving to the \$5 million program budget. She asked that staff begin to track cost per mile and also expressed concerns about inflation. Council Member Montney and Mr. Shonkwiler discussed various efficiency benchmarks and reporting. She stated that she agreed with Council Member Becker in that funding would not be sufficient.

Council Member Crabill noted the City had 800 lane miles of streets and only resurfaced 15 lane miles a year. He and Mr. Shonkwiler discussed the effects on the Resurfacing Plan when streets were not completed when originally planned. Council Member Crabill asked how Council could inform residents which roads were the State's responsibility. Mr. Kothe recommended directing residents to the State's Multi-Year plan. Council Member Crabill believed ARPA funds were best used for housing and that additional resurfacing should be funded from the General Fund.

Council Member Boelen reiterated the City only being able to complete 15 of 800 lane miles annually. She expressed her desire to increase funding for street resurfacing.

Council Member Ward asked that links to the State's plans regarding state roads be added to the City's website.

Council Member Urban stressed 15 of 800 lanes miles being addressed annually not being enough when the majority of constituents were concerned about streets. She was concerned with locking the City into a single vendor contract with Rowe Construction.

Mr. Kothe explained multiple factors that affected the small vendor pool.

Mr. Shonkwiler added that staff hoped McLean County Asphalt would bid on the second, smaller contract, which would increase lane miles addressed.

Council Member Crumpler asked if additional City staff would aid in completing more projects. Mr. Shonkwiler explained how varying project sizes from year to year impacted contractors' ability to maintain steady workforces. He stated the best way to increase lane miles addressed each year would be to steadily increase and maintain that level of projects. He stated that additional City staff would be needed to monitor any increase in projects.

Council Member Emig asked if the fair street PHASER rating was sufficient and if staff foresaw additional funding opportunities in the future. Mr. Shonkwiler discussed the balance of resurfacing streets verses focusing funding solely on poor streets.

Mayor Mwilambwe asked about emerging technologies that could aid in the longevity of streets. Mr. Kothe stated that over the past 10-12 years, the City had moved to using a new material for paving, and that staff continued to monitor and seek new technologies. Mr. Shonkwiler briefly explained the City's current technology, while also stressing how weather impacted streets.

Council Member Montney and Mr. Shonkwiler discussed ratings that qualified for resurfacing verses that of preservation. Council Member Montney reiterated the need for a different unit of measure and asked for a multi-year plan to bridge the gap.

Council Member Montney made a motion, seconded by Council Member Becker, to extend the Council discussion time by five minutes.

Mayor Mwilambwe directed the Clerk to call the roll, which resulted in the following:

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

Motion carried.

Council Member Walch and Mr. Shonkwiler discussed potential for contacting companies that could resurface to showcase or test their experimental material. Council Member Walch and Mr. Kothe then discussed staff processes for assessing underground infrastructure before streets are resurfaced in order to increase efficiencies. Council Member Walch stressed educating the community on State road projects and how they could provide input. Mr. Kothe reiterated his comments regarding the State's multi-year plan.

Council Member Crabill suggested Council contact State representatives.

Council Member Urban made a motion, seconded by Council Member Boelen, that the proposed Resolution be approved.

Mayor Mwilambwe directed the Clerk to call the roll, which resulted in the following:

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

Motion carried.

The following item was presented:

Item 10.E. Consideration and action on an Ordinance Amending the City Code to Create the Arts and Entertainment Department to Include the Position of Director, and Renaming the Parks, Recreation and Cultural Arts Department to Parks and Recreation Department, as requested by the Administration Department.

City Manager Gleason explained that Administration saw the creation of an Arts & Entertainment Director position as an opportunity to hire versus outsource an individual to oversee, guide, and plan entertainment at the Arena and BCPA (Bloomington Center for Performing Arts). He also saw it as an opportunity to restructure the Parks, Recreation, and Cultural Arts ("PRCA") Department to the Parks & Recreation Department allowing it to better focus on parks and recreation and moving cultural arts to the new Arts & Entertainment Department.

Billy Tyus, Deputy City Manager, added that some efficiencies had been identified in the proposed changes such as staff sharing across both entertainment venues resulting cost savings.

Council Member Emig made a motion, seconded by Council Member Urban, that the proposed Ordinance be approved.

Council Member Crumpler believed the restructure was a smart decision. He asked if the starting salary was comparable to cities of similar size. City Manager Gleason stated that staff had reviewed salaries of comparable positions externally in the public and private sector, and noted compensation was in line with both, as well as City director level salaries.

Council Member Walch asked for additional details on staff structure, as well as the proposed budget for the new department. He also asked if that budget was part of the recently approved fiscal year budget. Deputy City Manager Tyus explained that outsourcing facility management had come at a cost to the City in the past and that some staff from the current PRCA Department would move under the new department. He noted for those reasons, some of the costs were included in the prior approved budget, but that others would not be, and that additional Council approval may be needed for additional staffing.

Mayor Mwilambwe directed the Clerk to call the roll, which resulted in the following:

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

Motion carried.

The following item was presented:

Item 10.F. Presentation of the Bloomington Police Department's 2021 Annual Report, as requested by the Police Department.

City Manager Gleason stated that Police Chief Jamal Simington, would present the first of two annual public safety reports and that soon Fire Chief Eric West, would present the Fire Department's reports.

Chief Simington stated that the statistics included in his report were community statistics provided by Bloomington Police Department's ("BPD") Criminal Analysis Unit Lead, Jack McQueen. He stressed that the success in overall crime reduction was a shared win of both BPD's and the community's and that areas of increase in crime were of shared concern. He stated that the number one goal of the BPD was to reduce crime and the fear of crime. He noted that, effective January 1, 2021, the National Incident Based Reporting System ("NIBRS") had been replaced in an effort to collect better crime data and explained the benefits of the new program.

Chief Simington compared 2020 crime statistics to that of 2021, highlighting increases such as fraud offenses and decreases such as burglary and breaking and entering, as well as counterfeiting and forgery. He went into detail discussing the impact of fraud in 2021 and how it directly correlated to state and federal COVID-19 financial relief. He discussed the four recorded homicides in 2021, and highlighted that three arrests had been made with only one investigation still open. He updated Council on five year-to-date homicides and expressed difficulties with homicide cases. He assured Council BPD would continue to leverage technology to continue pursuing those responsible. Gun violence was large topic covered. He discussed commonalities in the 31 shootings and described collaborations with Normal Police Department to get guns off the streets. He talked about the 5.5% increase in domestic violence, pointing out that it had been a consistent issue nationally since the start of COVID-19. He reported a total of 252 DUI arrests in 2021 and went on to discuss many other trends such as an increased use of methamphetamine, drug overdoses deaths involving Fentanyl, targeted and organized retail thefts, and a slight reduction in vehicle accidents.

Council Member Ward thanked Chief Simington for BPD's hard work, specifically in Ward 7 with a recent pop-up party BPD aided in dispersing. She commented to BPD's partnership with the community and recognized multiple officers who were integral in some high-profile cases. She read a constituent's email she had received that said she felt safer in Bloomington today. She moved on to receive confirmation from Chief Simington that the

statistics on gun violence he had provided included injuries, as well as discharged weapons. She then asked if suicides had contributed to the violence statistics. Chief Simington stated that suicides had not been included in the report. They then discussed potential COVID-19 effects on sex offenses.

Council Member Crabill echoed appreciation for BPD. He mentioned a few items that Chief Simington reported, such as confirmation that all confiscated guns were destroyed and that while BPD did not respond to medical calls, each squad car had an AED defibrillator. He and Chief Simington then discussed intelligence led policing as it related to traffic stops leading to further investigations, as well as BPD responses to mental health calls.

Council Member Boelen thanked Chief Simington for his informative report.

City Manager's Discussion

City Manager Gleason discussed upcoming Downtown and communitywide events. He provided an update on bulk waste pick up and discussed upcoming agenda items, including presentations on the myBloomington app and American Rescue Plan Act (ARPA) funds.

Mayor's Discussion

Mayor Mwilambwe welcomed Council Member Walch and thanked all of the candidates who had expressed interest.

Council Member's Discussion

No Council Member's Discussion was had.

Executive Session

No Executive Session was had.

Adjournment

Council Member Boelen made a motion, seconded by Council Member Ward, that the meeting be adjourned.

Motion carried (viva voce).

The meeting adjourned at 8:49 p.m.

CITY OF BLOOMINGTON

ATTEST

Mboka Mwilambwe, Mayor

Amanda Stutsman, Deputy City Clerk



CONSENT AGENDA ITEM NO. 7.B

FOR COUNCIL: June 13, 2022

WARD IMPACTED: City-Wide Impact

SUBJECT: Consideration and action to approve Bills and Payroll in the amount of \$11,495,654.41, as requested by the Finance Department.

RECOMMENDED MOTION: The proposed Bills and Payroll be approved.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

Objective 1d. City services delivered in the most cost-effective, efficient manner

BACKGROUND: Bills and Payroll are filed in the City Clerk's Department. The full Bills and Payroll Report is now housed under Finance documents on the City website, available at <https://www.cityblm.org/bills>.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: Total disbursements to be approved \$11,495,654.41 (Payroll total \$5,563,443.31, Accounts Payable total \$5,113,452.23, Bank Transfers total \$691,085.61 and Procurement Card Purchases total \$127,673.26).

COMMUNITY DEVELOPMENT IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Joshua Moreland, Support Staff V

ATTACHMENTS:

[FIN 1B Council Finance Summary Report](#)

CITY OF BLOOMINGTON FINANCE REPORT

PAYROLL

Date	Gross Pay	Employer Contribution	Totals
5/20/2022	\$ 2,197,089.66	\$ 572,582.71	\$ 2,769,672.37
6/3/2022	\$ 2,224,208.26	\$ 565,447.95	\$ 2,789,656.21

5/20/2022-6/1/2022	\$ 36.10	\$ 4,078.63	\$ 4,114.73
Off Cycle Adjustments			

PAYROLL TOTAL	\$ 5,563,443.31
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ACCOUNTS PAYABLE (WIRES)

Date	Bank	Total
6/13/2022	AP General	\$ 3,543,517.53
	AP JMScott	
6/13/2022	AP Comm Devel	\$ 6,937.28
6/13/2022	AP IHDA	\$ 24,034.00
6/13/2022	AP Library	\$ 154,789.10
6/13/2022	AP MFT	\$ 198,098.56
5/19/2022-6/6/2022	Out of Cycle	\$ 1,186,075.76
4/26/2022-5/23/2022	AP Bank Transfers	\$ 691,085.61
	AP TOTAL	\$ 5,804,537.84

PCARDS

Date Range	
04/01/2022 - 04/30/2022	\$113,035.16
05/01/2022 - 05/03/2022	\$ 14,638.10
PCARD TOTAL	\$ 127,673.26

GRAND TOTAL	\$ 11,495,654.41
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Respectfully,

F Scott Rathbun
Director of Finance



CONSENT AGENDA ITEM NO. 7.C

FOR COUNCIL: June 13, 2022

WARD IMPACTED: City-Wide Impact

SUBJECT: Consideration and action to approve the Purchase of a John Deere 410J Backhoe from Martin Equipment, in the amount of \$186,000, using the Sourcwell Contract (# 032119-JDC, exp. 5/13/2023), and Authorization to Dispose of the 2007 John Deere 410J by on-line public auction, as requested by the Public Works Department.

RECOMMENDED MOTION: The proposed Purchase and Disposal be approved.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

Objective 1a. Budget with adequate resources to support defined services and level of services

BACKGROUND: Public Works is recommending the approval of the Purchase of a John Deere Backhoe from Martin Equipment, in the amount of \$186,000, using the Sourcwell Contract #032119-JDC, exp. 5/13/2023.

The Water Transmission and Distribution Division has Unit W30, which is a 2015 [Caterpillar 430F IT](#) backhoe. The current unit is 7 years old and has 2,509 hours of use. The maintenance cost to date is \$23,469.50. Repair issues with this unit have included hydraulic hoses and fittings, batteries, bucket repairs, and autolube system. This unit is used daily to repair water mains, replace water valves, and repair service lines. It is also used to load gravel and backfill materials.

Staff requests that the replaced unit be moved to Lake Parks at Lake Bloomington to replace LB34, which is a [2007 John Deere 410J](#) that has 6,041 hours of use, and a maintenance cost to date of \$57,077.25. Recent issues with this unit have included the electrical system, hydraulic system, tires, and starter. The old unit, LB34, will be declared surplus and sold on a public, online auction. It is estimated to sell for approximately \$16,500.

The new unit will be equipped with a 4-in-1 bucket and can be used to plow snow with a snowplow that was purchased previously. This purchase includes a five-year, 3,000-hour Full Machine Warranty and five-year, 3,000-hour Martin Max Maintenance Agreement. This provides for a John Deere factory-trained technician to perform fluid analysis sampling to monitor for excessive wear or contamination, visual inspections, and all fluid changes required by the manufacturer. The City uses these plans on heavy equipment to provide the maximum upkeep of the equipment for the first five years. This has been a standard purchase on heavy equipment.

Seeking to maintain consistency, focus on efficiency, and leverage operational experience of staff, Public Works is recommending the purchase of John Deere brand backhoe. The City owns John Deere brand equipment in several departments, staff is familiar with their operation, existing City-owned attachments are interchangeable with the proposed model, and Fleet stocks replacement and repair parts.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: If approved, the City will purchase a John Deere 410J Backhoe from Martin Equipment, in the amount of \$186,000, using the Sourcewell Contract (# 032119-JDC, exp. 5/13/2023), and dispose of the 2007 John Deere 410J by on-line public auction. The Public Works Department has budgeted \$211,640 for the purchase of the backhoe for the Water Transmission and Distribution Division. This item will be paid from the Water Transmission and Distribution-Capital Outlay Equipment Other than Office account (50100120-72140). Stakeholders can locate this in the FY 2023 Budget Book titled “Other Funds & Capital Improvement” on pages 98 and 126.

COMMUNITY DEVELOPMENT IMPACT: *The application meets the following goals and objectives of the Bloomington Comprehensive Plan 2035:* Goal UEW-1. Provide quality public infrastructure within the City to protect public health, safety, and the environment, Objective UEW-1.5. Reliable water supply and distribution system that meets the needs of current and future residents.

Respectfully submitted for consideration.

Prepared by: Rob Krones, Superintendent of Fleet Management

ATTACHMENTS:

[1B Proposal_W30 Backhoe Replacement 06132022](#)

[1C Photo_W30 Backhoe Replacement 06132022](#)

[1D Photo_W30 Backhoe Replacement 06132022](#)



Martin Equipment
400 W. Martin Dr
Goodfield, IL 61742
(309) 965-2502

Quote Issued To : BLOOMINGTON WATER DEPART-DO NOT USE 603 W. DIVISION ST. BLOOMINGTON , IL , 61701 309-434-2495	QUOTATION Quote # : 1013457 Issue Date : 5/16/2022 Expire Date : 6/15/2022 Est Delivery : 8/14/2022 FOB :
Quote Issued By : Glueck, Eugene - 309-696-9070	

ITEMS LISTED FOR SALE

Item #	Year	Make	Model	Serial #	Hours	List Price	Sale Price
	2022	JD	410L	(TBD)	0	231,236.00	186,000.00
410L BACKHOE LOADER English Decals with English Operator and Safety Manuals JDLink Telematics Mechanical Front Wheel Drive (MFWD) with Autoshift Transmission Cab w/Air Cond Front & Rear View Mirrors Radio, Bosch Premium Package w/Bluetooth Sun Visor Seat, Cloth Air-Suspension Dual Maintenance Free Batteries With Disconnect and Jump Post LED Light Package Extendible Dipperstick Auxiliary Hydraulic with One & Two Way Flow Pilot Controls, Two Lever, with Pattern Selection Standard Quick Coupler - 42 Inch Thumb Ready 24" & 36" Tooth Buckets Loader Coupler, 3-Function Hydraulics, Single Lever, w/Ride Control 1000 Lb. Front Counterweight John Deere PowerTech EWL 4.5L (276 Cu. In.) Engine (118 HP) Engine Coolant Heater Diagnostic Oil Sampling Ports Michelin 500/70R24 & 340/80R18 Radial Tires 1.32 Yd Multi Purpose Loader Bucket Backhoe Boom Protection Plate Front Fenders Four Corner Cab Mounted Strokes JA Lube Central Auto Lube System Deere HH80C Hydraulic Hammer 5 Year 3000 Hour Full Machine Warranty 5 Year 3000 Hour Martin Max Maintenance Agreement							

Total: 186,000.00

Notes

SOURCEWELL PRICING PER CONTRACT # 032119-JDC

QUOTE SUMMARY

Total Sale Price :	186,000.00
Less Trade Allowance :	0.00
Additional Taxable Items :	0.00
Subtotal:	186,000.00
Sales Tax :	0.00
Additional Nontaxable Items :	0.00
Total :	186,000.00

Acceptance Signature: _____ **Date:** _____

All quotations contingent upon strikes, delays, and conditions beyond our control. Prices subject to change with or without notice.

All prices are subject to expiration of any current sales programs and incentives.







CONSENT AGENDA ITEM NO. 7.D

FOR COUNCIL: June 13, 2022

WARD IMPACTED: City-Wide Impact

SUBJECT: Consideration and action to approve the Annual Maintenance and Support Payment in the amount of \$142,937.62 with Tyler Technologies, as a limited source, for the Computer-Aided Dispatch solution used by the Police and Fire Departments, as requested by the Information Technology Department and the Police Department.

RECOMMENDED MOTION: The proposed Payment be approved.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

Objective 1d. City services delivered in the most cost-effective, efficient manner

BACKGROUND: The City has partnered with Tyler Technologies since 2005 to provide a computer-aided dispatch solution for use by the Police and Fire Departments. The computer-aided dispatch system is the key component of the Police and Fire Dispatch Center. The system assigns, tracks, and maintains the status of Police, Fire, and Emergency Medical Personnel in the City. This agreement provides critical 24/7 support and maintenance of the system. It includes updates and enhancements to the product for the term of the agreement. Tyler Technologies merged with New World Systems (NWS) and is the only authorized entity to maintain the NWS software including the provision of software update and support. This agreement covers from May 1, 2022 to April 30, 2023.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: If approved, the City will pay the Annual Maintenance and Support Payment in the amount of \$142,937.62 with Tyler Technologies, as a limited source, for the Computer-Aided Dispatch solution used by the Police and Fire Departments. Funds are included in the FY 2023 Budget under the Police Communications Center-Repair/Maintenance Office & Computer Equipment account (10015118-70530). Stakeholders can locate this in the FY 2023 Budget Book titled "Budget Overview & General Fund" on page 232.

COMMUNITY DEVELOPMENT IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Megan Horath, Administrative Assistant

ATTACHMENTS:

[IT 1B Invoice](#)

[Tyler_New_World_CAD_LSJF_5-2022.doc.pdf](#)



Remittance:
Tyler Technologies, Inc
(FEIN 75-2303920)
P.O. Box 203556
Dallas, TX 75320-3556

Invoice

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Invoice No	Date	Page
130-127563	05/01/2022	1 of 3

RECEIVED

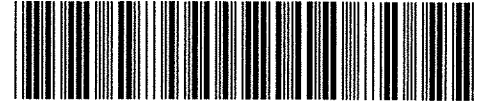
Date: 5/1/2022 - 4/30/2023

Name (Print): M. H. R. A. H.

Comments: 10015118-70530-30045

Questions:

Tyler Technologies- Public Safety
Phone: 1-800-772-2260 Press 2, then 5
Email: ar@tylertech.com



Bill To: CITY OF BLOOMINGTON
ATTN: SCOTT SPROULS
109 E. OLIVE STREET
BLOOMINGTON, IL 61701

Ship To: CITY OF BLOOMINGTON
ATTN: SCOTT SPROULS
109 E. OLIVE STREET
BLOOMINGTON, IL 61701

Cust No.-BillTo-ShipTo	Ord No	PO Number	Currency	Terms	Due Date
41401 - MAIN - MAIN	19287		USD	NET45	06/15/2022

Date	Description	Units	Rate	Extended Price
Contract No.: BLOOMINGTON, IL				
	Additional New World MSP for CAD Standard Maintenance- BOLOs	1	3,407.57	3,407.57
	Maintenance Start: 01/May/2022, End: 30/Apr/2023			
	Additional New World MSP for CAD Standard Maintenance - CAD AVL	1	2,088.25	2,088.25
	Maintenance Start: 01/May/2022, End: 30/Apr/2023			
	New World MSP Combined LE/Fire/EMS CAD Standard Maintenance	1	32,607.97	32,607.97
	Maintenance Start: 01/May/2022, End: 30/Apr/2023			
	New World MSP Third Party CAD Interface Standard Maintenance - E-911 Interface	1	3,407.57	3,407.57
	Maintenance Start: 01/May/2022, End: 30/Apr/2023			
	New World MSP Third Party CAD Interface Standard Maintenance - Fire Records Interface	1	6,815.13	6,815.13
	Maintenance Start: 01/May/2022, End: 30/Apr/2023			
	New World MSP Third Party CAD Interface Standard Maintenance-New World State/NCIC Interface	1	6,435.77	6,435.77
	Maintenance Start: 01/May/2022, End: 30/Apr/2023			
	New World MSP Third Party CAD Interface Standard Maintenance- Pre-Arrival Questionnaire Interface	1	3,407.57	3,407.57
	Maintenance Start: 01/May/2022, End: 30/Apr/2023			
	Additional New World MSP for CAD Standard Maintenance - Web CAD Monitor	1	7,571.60	7,571.60
	Maintenance Start: 01/May/2022, End: 30/Apr/2023			
	Law Enforcement Management Data Mart (^CAD, RMS) Standard Maintenance - Includes 10+ users	1	4,176.50	4,176.50
	Maintenance Start: 01/May/2022, End: 30/Apr/2023			
	New World AVL Mapping Server Standard Maintenance	1	3,763.16	3,763.16
	Maintenance Start: 01/May/2022, End: 30/Apr/2023			
	New World Base CAD/NCIC/Messaging Standard Maintenance	1	0.00	0.00
	Maintenance Start: 01/May/2022, End: 30/Apr/2023			
	New World AVL Interface Standard Maintenance	1	4,075.71	4,075.71
	Maintenance Start: 01/May/2022, End: 30/Apr/2023			
	New World Mobile Standard Maintenance on the RS/6000 - Base Message Switch to State/NCIC(51-100 Units)	1	18,813.51	18,813.51
	Maintenance Start: 01/May/2022, End: 30/Apr/2023			
	Additional New World Standard Maintenance for RS/6000 Message Switch - New World CAD Interface (51-100 units)	1	4,075.71	4,075.71
	Maintenance Start: 01/May/2022, End: 30/Apr/2023			
	New World Fire Mobile Unit Standard Maintenance - Fire CAD via Switch	1	3,763.16	3,763.16
	Maintenance Start: 01/May/2022, End: 30/Apr/2023			
	New World Law Enforcement Mobile Unit Standard Maintenance - Mobile Message - In-Car Mapping	1	3,010.08	3,010.08
	Maintenance Start: 01/May/2022, End: 30/Apr/2023			
	New World Law Enforcement Mobile Unit Standard Maintenance - Mobile Message - LE CAD via Switch	1	7,525.18	7,525.18



Remittance:
Tyler Technologies, Inc
(FEIN 75-2303920)
P.O. Box 203556
Dallas, TX 75320-3556

Invoice

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Invoice No	Date	Page
130-127563	05/01/2022	2 of 3

Questions:

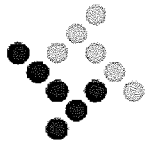
Tyler Technologies- Public Safety
Phone: 1-800-772-2260 Press 2, then 5
Email: ar@tylertech.com

Bill To: CITY OF BLOOMINGTON
ATTN: SCOTT SPROULS
109 E. OLIVE STREET
BLOOMINGTON, IL 61701

Ship To: CITY OF BLOOMINGTON
ATTN: SCOTT SPROULS
109 E. OLIVE STREET
BLOOMINGTON, IL 61701

Cust No.-BillTo-ShipTo	Ord No	PO Number	Currency	Terms	Due Date
41401 - MAIN - MAIN	19287		USD	NET45	06/15/2022

Date	Description	Units	Rate	Extended Price
Maintenance Start: 01/May/2022, End: 30/Apr/2023				
	New World Law Enforcement Mobile Unit Standard Maintenance - Mobile Message - Dispatch/Messaging/LE State/NCIC via Switch	1	5,016.80	5,016.80
Maintenance Start: 01/May/2022, End: 30/Apr/2023				
	New World AVL Interface Standard Maintenance	1	4,515.12	4,515.12
Maintenance Start: 01/May/2022, End: 30/Apr/2023				
	New World Mobile on MSP Server Integration Standard Maintenance - AVL CAD Interface (51-100 units)	1	4,075.71	4,075.71
Maintenance Start: 01/May/2022, End: 30/Apr/2023				
	New World Mobile on MSP Server Integration Standard Maintenance - MDT/MCT Base CAD/RMS Interface (51-100 units)	1	3,449.46	3,449.46
Maintenance Start: 01/May/2022, End: 30/Apr/2023				
Contract No.: BLOOMINGTON, IL				
	New World Third Party Maintenance - ArcGIS Standard Enterprise Server Integration	1	501.68	501.68
Maintenance: Start: 01/May/2022, End: 30/Apr/2023				
	New World Third Party Maintenance - CAD Workstations Integration	1	0.00	0.00
Maintenance: Start: 01/May/2022, End: 30/Apr/2023				
	New World Third Party Maintenance - Mobile In-Car Mapping Integration	1	1,880.96	1,880.96
Maintenance: Start: 01/May/2022, End: 30/Apr/2023				
	New World Maintenance - PSMA	1	1,638.00	1,638.00
Maintenance: Start: 01/May/2022, End: 30/Apr/2023				
	ShieldForce - LE Dispatch with Advanced Mapping - Maintenance	1	326.51	326.51
Maintenance: Start: 01/May/2022, End: 30/Apr/2023				
	Encoder Interface - Maintenance	1	1,651.10	1,651.10
Maintenance: Start: 01/May/2022, End: 30/Apr/2023				
	CrewForce - Fire Dispatch - Maintenance	1	105.00	105.00
Maintenance: Start: 01/May/2022, End: 30/Apr/2023				
	Performance Dashboard	1	3,246.83	3,246.83
Maintenance: Start: 01/May/2022, End: 30/Apr/2023				
	CrewForce - Fire Dispatch	1	105.00	105.00
Maintenance: Start: 01/May/2022, End: 30/Apr/2023				
	CrewForce - Fire Dispatch	3	94.67	284.01
Maintenance: Start: 01/May/2022, End: 30/Apr/2023				
	Enterprise Fire Field Mobile with Advance Mapping	12	99.75	1,197.00
Maintenance: Start: 01/May/2022, End: 30/Apr/2023				



tyler
technologies

Remittance:
Tyler Technologies, Inc
(FEIN 75-2303920)
P.O. Box 203556
Dallas, TX 75320-3556

Invoice

45

Invoice No	Date	Page
130-127563	05/01/2022	3 of 3

Questions:

Tyler Technologies- Public Safety
Phone: 1-800-772-2260 Press 2, then 5
Email: ar@tylertech.com

Bill To: CITY OF BLOOMINGTON
ATTN: SCOTT SPROULS
109 E. OLIVE STREET
BLOOMINGTON, IL 61701

Ship To: CITY OF BLOOMINGTON
ATTN: SCOTT SPROULS
109 E. OLIVE STREET
BLOOMINGTON, IL 61701

Cust No.-BillTo-ShipTo	Ord No	PO Number	Currency	Terms	Due Date
41401 - MAIN - MAIN	19287		USD	NET45	06/15/2022

Date	Description	Units	Rate	Extended Price
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****ATTENTION****

Order your checks and forms from
Tyler Business Forms at 877-749-2090 or
tylerbusinessforms.com to guarantee
100% compliance with your software.

Subtotal	142,937.62
Sales Tax	0.00
Invoice Total	142,937.62

LIMITED SOURCE JUSTIFICATION

SECTION A –LIMITED SOURCE PURCHASE:

Complete if a purchase is \$3,000 or over and due to reasons of previous capital investment, improved public service, long-term operational need, security, patents, copyrights, critical need for responsiveness, proximity, Federal, State or other regulations, necessary replacement parts and/or compatibility, warranty, this procurement justifies a limited source exemption.

Vendor Name & # Tyler Technologies Inc
#2002

Amount: \$142,937.62

Date: 5/23/2022

Description of item/services: Annual software license maintenance and support renewal of the City's Computer Aided Dispatch (CAD) platform.

Justification: In 2005, the City selected Tyler Technologies as the Computer Aided Dispatch (CAD) platform and service. This CAD platform provides critical support for the 24/7 911 emergency communication center and is vital to the day-to-day operation of the Police and Fire departments. As such, it is critical to keep software maintenance, support and updates active on the system. It is only possible to obtain this maintenance and support for CAD directly from Tyler Technologies.

SECTION B - REQUESTER CERTIFICATION: By approving this request, I attest that the above justification/information is accurate and complete to the best of my knowledge and that I have no personal or business interests relative to this request.

Darren Wolf

5/25/2022 | 12:15 PM CDT

Name & Signature of Department Designee Submitting

Date

[Signature]

5/25/2022 | 2:32 PM CDT

Name & Signature of Department Director/Designee Approving

Date

SECTION C –TO BE COMPLETED BY PROCUREMENT OFFICE:

Based on the information provided in Section A and attached supporting documents,

I concur ☒ / do not concur ☐ (see below) with purchase to be a Limited Source.

Do not concur for the following reason(s):

Carla A. Mullen

6/19/2022

Name and Signature of Purchasing Agent or Designee

Date



CONSENT AGENDA ITEM NO. 7.E

FOR COUNCIL: June 13, 2022

WARD IMPACTED: City-Wide Impact

SUBJECT: Consideration and action on a Resolution Authorizing the Filing of the 2022 CDBG Annual Action Plan Program Application (May 1, 2022 - April 30, 2023), as requested by the Economic & Community Development Department.

RECOMMENDED MOTION: The proposed Resolution be approved.

STRATEGIC PLAN LINK:

Goal 4. Strong Neighborhoods
Goal 4. Strong Neighborhoods
Goal 4. Strong Neighborhoods

STRATEGIC PLAN SIGNIFICANCE:

Objective 4b. Upgraded quality of older housing stock
Objective 4d. Improved neighborhood infrastructure
Objective 4c. Preservation of property/home valuations

BACKGROUND: On May 1, 2022, the City of Bloomington began its 48th year of administering the Community Development Block Grant (CDBG) program that is funded by the U.S. Department of Housing and Urban Development (HUD). The CDBG program is managed by the City's Economic and Community Development Department's Community Enhancement Division. Each year the City must develop an Annual Action Plan (AAP) that outlines the various activities to be performed through the program year. Activities are based on the five-year Consolidated Plan that the City adopted in 2020. Program Year 2022, which runs from May 1, 2022-April 30, 2023, is the third year of the 2020-2024 Consolidated Plan.

This AAP features community investments in housing rehabilitation, demolition of structures that cannot be rehabilitated, public services, public infrastructure, and community planning activities. Although the City does not have the annual allocation numbers from HUD, we are estimating that this allocation will be \$535,422. The City will collect an estimated \$30,100 in program income. We will use \$295,342 of prior year resources for an annual spending total of \$860,864 in Program Year 2022. CDBG is funded fully using entitlement HUD grant funds and program income from the housing rehabilitation program. Spending per annual goal is summarized below.

1. Preservation of Existing Affordable Housing Stock: \$388,000
2. Elimination of Slum and Blight Conditions: \$41,000
3. Support the Provision of Public Service Activities: \$82,500
4. Provide Quality Services and Facilities: \$258,064
5. Administer CDBG Effectively and Proficiently: \$91,300

The 2022 AAP draft was made available for public view on May 6, 2022. The draft plan was available on the City's website, during business hours at the HUB (115 E. Washington Street,

Suite 103), and the Bloomington Public Library. A public hearing was conducted during the May 9, 2022 City Council meeting. Public comments were accepted outside of the public hearing through June 9, 2022. Public comments will be added to the draft AAP after the public comment period ends but before the AAP is submitted to HUD. Additionally, the entitlement and carry-over funding estimates will be updated when the Program Year 2022 entitlement funding allocations are confirmed by HUD.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Throughout development of the 2020-2024 Consolidated Plan, City staff, in partnership with the Town of Normal and McLean County Regional Planning Commission (MCRPC), completed a robust outreach campaign. Data was collected using a variety of methods including a Citizen Survey, Stakeholder Survey, key informant interviews, focus groups, and public meetings. Once the outreach process concluded, MCRPC performed an in-depth analysis of the data collected from which the City created funding priority areas for the 2020-2024 Consolidated Plan. The full analysis document can be viewed at <https://mcplan.org/cdbg>.

The 2022 draft Annual Action Plan was developed with the goals and funding priorities of the 2020-2024 Consolidated Plan in mind. A public notice was published in *The Pantagraph* on April 22, 2022, providing formal notice of the public hearing and availability of the 2022 Annual Action Plan for review starting May 6, 2022. The notice was also published in the PATH-O-Gram, on the City's website, and on City social media. Written comments were accepted outside of the public hearing until June 9, 2022.

FINANCIAL IMPACT: Delay or lack of approval will result in the loss of approximately \$535,422 in federal grant funding used for programs benefitting low to moderate income households within the City for Program Year 2022.

COMMUNITY DEVELOPMENT IMPACT: *The application meets the following goals and objectives of the Bloomington Comprehensive Plan 2035:* Goal N-1.2: Prioritize, with urgency, the revitalization of the neighborhoods in the Regeneration Area, Objective a: City should continue to use CDBG grants to support partner organizations such as the West Bloomington Revitalization Project to have a collective impact on revitalization; Goal H-1.2: Ensure an adequate supply of affordable housing for low to moderate income households, Objective H-1.2b: Work with community partners like Habitat for Humanity, MCCA and Bloomington Housing Authority to have a collective impact on affordable housing issues; Goal H-1.3: Create a life-long community by fostering housing stock that meets the needs of residents of all ages and abilities, Objective H-1.3e: Ensure neighborhoods are walkable and have access to alternative modes of transportation and other amenities to make them attractive to aging populations; Goal H-2.3: Rehabilitate housing in the designated Regeneration Area, Objective H-2.3b: Develop and maintain programs that identify substandard housing and provide a wide spectrum of options to correct housing code violations/Objective H-2.3h: Carefully evaluate the rehabilitation potential of vacant/abandoned homes before demolition; Goal HL-1.2 Protect, enhance and maintain parks and green space equitably throughout the City, Objective HL-1.2b: Update older equipment in various City parks as identified in the City's Parks Plan; Goal CWB-1: End chronic homelessness and reduce the severity of situational homelessness, Objective a: The City of Bloomington should actively partner with groups such as McLean County Continuum of Care and Human Service Council to address factors contributing to homelessness; Goal TAQ-1.4: Pedestrian safety for users of all transportation facilities, Objective TAQ-1.4b: Provide a sidewalk system that provides safe routes to schools/Objective TAQ-1.4c: Provide

pedestrians with safe access throughout the transportation network, facilitating access to facilities such as transit, businesses, parks and neighborhood centers.

Respectfully submitted for consideration.

Prepared by: William Bessler, Grant Specialist

ATTACHMENTS:

[E&CD 1B Resolution](#)

RESOLUTION NO. 2022 - _____

**RESOLUTION AUTHORIZING THE FILING OF THE 2022 CDBG ANNUAL ACTION PLAN
PROGRAM APPLICATION (MAY 1, 2022 - APRIL 30, 2023)**

WHEREAS, it is necessary and in the public interest that the City of Bloomington, otherwise known as the Local Public Agency, avail itself of the financial assistance provided by Title I of the Housing and Community Development Act of 1987, to continue a Community Development Program; and

WHEREAS, it is necessary for the Local Public Agency to certify that it will carry out the provisions of the Housing and Community Development Act of 1974, regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON THAT:

Section 1. That an application on behalf of the City of Bloomington for a grant under said Title I in the full amount available for undertaking and financing the forty-seventh (48th) increment of such program is hereby approved.

Section 2. The City Manager and Mayor are hereby authorized and directed to execute and to file such application with the Department of Housing and Urban Development; to act as the certifying officer and assure the status of a responsible Federal Official under the National Environmental Protection Act of 1969; to act as the assuring officer for the City of Bloomington that the Local Point Agency shall comply with those items listed on HUD application forms.

Section 3. The Counsel for the Economic & Community Development Department is hereby authorized and directed to file legal certification.

Section 4. The Director of the Economic & Community Development Department is hereby authorized and directed to provide such additional information and to furnish such documents as may be required on behalf of the Department of Housing and Urban Development, and to act as the authorized correspondent of the City of Bloomington.

Section 5. The City Clerk is hereby authorized and directed to certify such documents as needed by the Department of Housing and Urban Development on behalf of the City of Bloomington.

Section 6. Should any section, clause, or provision of this Resolution be declared by the Courts to be invalid, the same shall not affect the validity of the Resolution as a whole, or parts thereof, other than the part so declared to be invalid.

Section 7. This Resolution shall be in full force and effect immediately after its passage and approval.

PASSED this 13th day of June 2022.

APPROVED this ____ day of June 2022.

CITY OF BLOOMINGTON

Mboka Mwilambwe, Mayor

ATTEST

Leslie Smith-Yocum, City Clerk



CONSENT AGENDA ITEM NO. 7.F

FOR COUNCIL: June 13, 2022

WARD IMPACTED: City-Wide Impact

SUBJECT: Consideration and action on a Resolution Authorizing the Renewal of a Joint Agreement with the Town of Normal and the Ecology Action Center for an Energy Efficiency Program, as requested by the Facilities Department.

RECOMMENDED MOTION: The proposed Resolution and Agreement be approved.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

Goal 4. Strong Neighborhoods

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 1e. Partnering with others for the most cost-effective service delivery

Objective 4f. Residents increasingly sharing/taking responsibility for their homes and neighborhoods

Objective 5c. Incorporation of "Green Sustainable" concepts into City's development and plans

BACKGROUND: In 2014, the City entered into an intergovernmental agreement with the Town of Normal and the Ecology Action Center (EAC) on a program to promote energy efficiency and associated education. Illinois municipalities with electric aggregation programs are required to adopt a Plan of Operation and Governance prior to entering into aggregation agreements with alternative energy suppliers. The City's Plan of Governance, approved by the Council in 2014, included a mandated Energy Efficiency Initiative offering energy conservation education to residents and small businesses. Normal adopted a similar Plan of Operation and Governance in 2012. The City and Town entered into an agreement with the Ecology Action Center (EAC) in 2014 for a joint energy conservation education program which would meet the objectives outlined in the Plans of Governance.

The Energy Efficiency Program continues the development of educational programming and outreach. The EAC will advance current programs to assist citizens and eligible small businesses on energy efficient solutions. Through this Energy Efficiency Program, the Ecology Action Center provides resources to local residents and small businesses that encourage increased energy conservation and energy efficiency. Low-cost energy audits are provided, identifying and prioritizing strategies by which residents and small business owners can save money on utility bills; examples include usage of more energy-efficient technology (programmable thermostats, LED lighting, high-efficiency furnaces and air conditioners), increasing weatherization (air-sealing, insulation), energy-reducing water conservation (low flow faucet aerators and shower heads) and behavior change (raising/lowering thermostat settings and lowering water heater temperatures). An in-depth analysis of current utility bills helps provide insight into existing inefficiencies within HVAC

systems and other equipment, as well as impacts of occupancy behavior and equipment use.

Further, the EAC offers other educational resources, including service provider listings, financial incentive information and consultations with EAC energy staff. The EAC also provides informational displays and educational presentations at schools, universities and community events. Use of traditional media, social media, and existing community outreach programs provides high visibility and broad dissemination of information and services.

Staff recommends approval of this agreement since energy costs are rising and one of the primary objectives is providing free energy efficiency audits and other energy cost saving recommendations to City of Bloomington residents and small business owners. These audits and recommendations will be a useful tool for residents and business owners.

The agreement is for a three-year period to run from May 1, 2022 through April 30, 2025 with a cost of living increase after April 2023 equal to the percentage increase in the Consumer Price Index All Urban Consumers All Items Chicago Area (CPI-U), not to exceed 3%.

The City of Bloomington's contribution to the program will be 64%, which is \$49,250 in FY2023 and a maximum of \$50,727.50 in FY2024 and \$52,249.33 in FY2025. The Town of Normal expects to approve the agreement at their June 6, 2022 meeting and will contribute 36%, which is \$28,066 during the initial term.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Town of Normal and Ecology Action Center

FINANCIAL IMPACT: The Ecology Action Center is requesting that the City pay a total of \$152,226.83 for the three-year Energy Efficiency Program. If approved The City of Bloomington's contribution to the program will be 64%, which is \$49,250 in FY 2023 and a maximum of \$50,727.50 in FY 2024 and \$52,249.33 in FY 2025. The FY 2023 Budget includes \$50,000 in Facilities-Other Purchased Services account (10015480-70690) for this item. The Agreement has a potential maximum 3% increase for FY2024 and FY2025. Staff will include the proper amounts in future year budgets. Stakeholders can locate the FY 2023 amount in the FY 2023 Proposed Budget Book titled "Budget Overview & General Fund" on page 231.

COMMUNITY DEVELOPMENT IMPACT: *The application meets the following goals and objectives of the Bloomington Comprehensive Plan 2035:* Goal N-3. Improve communication between the City, the citizens and the neighborhood organizations to foster teamwork and community spirit; NE-1 Protect and conserve the community's vital natural resources; NE-3 Reduce environmental pollutants; NE-4 Increase cooperation and coordination among governments, nonprofits and businesses across the region to address shared environmental issues; PS-4 Intergovernmental Cooperation; UEW 2- Promote and facilitate energy conservation and alternate energy generation and resources; UEW-3 Education and increase public awareness regarding utility, energy and water issues.

Respectfully submitted for consideration.

Prepared by: Russ Waller, Director of Facility Management

ATTACHMENTS:

FAC 1B Energy Program Resolution
FAC 1C Energy Program Agreement

RESOLUTION NO. 2022 - _____

**A RESOLUTION AUTHORIZING THE RENEWAL OF A JOINT AGREEMENT
WITH THE TOWN OF NORMAL AND THE ECOLOGY ACTION CENTER
FOR AN ENERGY EFFICIENCY PROGRAM**

WHEREAS, the City of Bloomington is a Home Rule Unit of local government with authority to legislate in matters concerning its local government and affairs; and

WHEREAS, the City of Bloomington is dedicated to the incorporation of "Green Sustainable" concepts into City's development and plans; and

WHEREAS, the City of Bloomington, the Town of Normal, and the Ecology Action Center desire to establish a framework for the continuing administration and implementation of the Bloomington-Normal Energy Efficiency Program to include energy efficiency and conservation education and outreach for the Town of Normal and City of Bloomington and to assist the municipalities in meeting the requirements of the Illinois Power Agency Act; and

WHEREAS, it is in the best interest of the health, safety and welfare of the citizens of Bloomington to enter into an Energy Efficiency Program Agreement with the City of Town of Normal and the Ecology Action Center;

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Bloomington, Illinois:

That the recitals set forth above are incorporated herein and the Energy Efficiency Program Agreement is hereby approved.

PASSED this 13th day of June 2022.

APPROVED this _____ day of June 2022.

CITY OF BLOOMINGTON

ATTEST

Mboka Mwilambwe, Mayor

Leslie Smith-Yocum, City Clerk

ENERGY EFFICIENCY PROGRAM AGREEMENT

This agreement is entered into as of this ____ day of June 2022, by and between the City of Bloomington and Town of Normal, (hereinafter referred to as the "City" and "Town") and the Ecology Action Center (hereinafter referred to as the "Center").

A. Purpose of This Agreement:

The purpose of this agreement is to establish a framework for the continuing administration and implementation of the Bloomington-Normal Energy Efficiency Program, hereafter referred to as the "Program", to include energy efficiency and conservation education and outreach for the City and Town and assist the City and Town in meeting the plan of operation and governance for municipal electricity aggregation consistent with the Illinois Power Agency Act.

B. Period of Agreement:

The period of this agreement is three (3) years, commencing May 1, 2022 and ending April 30, 2025. Any party may terminate this agreement for any reason with a minimum of sixty (60) days written notice to the other parties.

C. Services:

1. City and Town

The City and Town shall:

- a. provide program guidance and oversight
- b. provide funding for the project in accordance with item "D" of this agreement.

2. Center

The Center shall:

- a. provide a Community Energy Coordinator
- b. provide energy efficiency education, outreach, and technical services to the City and Town as outlined in Appendix A; and
- c. complete the following reporting requirements: 1) quarterly progress reports to the City and Town, 2) annual progress reports to the City and Town.

D. Project Costs:

1. Annual payments of \$49,250 and \$28,066 shall be made by the City and the Town respectively by June 1, 2022 pending receipt of an invoice from the Center by May 15, 2022.
2. An annual cost of living increase will be added to the annual fees after April 2023 equal to the percentage increase in the Consumer Price Index All Urban

Consumers All Items Chicago Area Published by the U. S. Department of Labor Bureau of Labor Statistics, not to exceed 3%. This increase will be applicable to the subsequent annual payment from each entity. Payments will be made by June 1 of each year of this agreement pending receipt of an invoice from the Center by May 15 of each year.

3. It is understood by all parties that payment in support of this agreement is contingent upon availability of Program revenue and/or funds provided through the City and Town. Any party may terminate this agreement for any reason with a minimum of sixty (60) days written notice to the other parties.
- E. The Center shall save and hold the City and Town (including its officials, agents and employees) free and harmless from all liability, public or private, penalties, contractual or otherwise, losses, damages, costs, attorney's fees, expenses, causes of action, claims and judgments, resulting from claimed injury, damage, loss or loss of use for any person, including natural persons and any other legal entity or property of any kind (including, but not limited to, choices in action) arising out of or in any way connected with the performance by Center of the terms of this agreement.
- F. This agreement may be modified by mutual consent of the parties hereto and agreed to in writing and does not preclude separate agreements between the Center and individual units of government for additional services.

City of Bloomington

Date

Attested by

Date

Town of Normal

Date

Attested by

Date

[May 22, 2022](#)

Ecology Action Center

Date

APPENDIX A

2022 Energy Efficiency Education & Outreach Program: BN Energy Bright

Since 2014 the Ecology Action Center has offered Bloomington and Normal residents a community energy efficiency program to encourage increased energy efficiency and energy conservation. The program targets the approximately 30,198 participating Bloomington-Normal households and small businesses enrolled in municipal electricity aggregation. Ultimately, this program not only helps residents reduce energy consumption, save energy, and reduce air pollution, but also assists Bloomington and Normal in meeting their respective plans for operation and governance for municipal electricity aggregation per the Illinois Power Agency Act.

Services provided by the Ecology Action Center under this program include:

- **Community Energy Coordinator:** This $\frac{3}{4}$ FTE staff position (or equivalent among multiple part-time staff) acts as a centralized resource coordinator on energy issues for the community, networking with contractors, social service agencies, and government agencies.
- **BNenergyBright.org:** Ongoing updates of a resource-rich website with content ranging from consumer protections, home weatherization, energy efficient lighting and appliances, financial incentives, solar and renewables, and many other energy efficiency devices and strategies.
- **Home and Small Business Energy Assessment:** The Community Energy Coordinator, a Building Performance Institute Certified Building Analyst and Envelope Professional, conducts on-site assessments for Bloomington and Normal residents to help identify areas of inefficiency and provide a comprehensive report with recommendations for efficiency improvements. A nominal fee is charged to help offset costs of materials and demonstrate an investment in the strategies on the part of the homeowner or business owner/manager.
- **Education programs:** presentations and workshops to community groups, classrooms, or workplaces on strategies to reduce electricity usage. Use existing “energy bike” or other resources to convey concepts of energy efficiency.
- **Outreach:** Information booths at community events promoting the services of the program, messaging through traditional media and social media, articles, press releases, and other forms of outreach. Emphasis will

be placed on consumer protections and education so as to protect residents from less scrupulous third-party energy suppliers.

- **Promotion:** Elevation of visibility of program services and energy strategies through traditional media (radio and print advertisements) and social media.
- **Leveraging additional resources:** Where feasible, EAC staff will utilize the BN Energy Bright program to help leverage additional energy services benefits for the Bloomington-Normal community through other funding sources. Some examples include solar group purchase programs to help lower the cost of and increase access to residential or small business solar installations, Illinois Solar For All (ILSFA) outreach to increase solar access for low-income populations and governmental or nonprofit agencies that provide services for these populations, promotion of community solar as a flexible alternative for residents where a solar installation is not feasible, and working with Ameren and Nicor to provide efficiency upgrade services for income-qualifying residents in Bloomington and Normal. Cross-promotion of additional energy services in conjunction with BN Energy Bright will have mutual benefits.
- **Flexibility:** Program content and focus will evolve over time to best address community needs and priorities as identified through collaboration with other community partners involved in energy issues.

Program Budget

Funding for the program is proportional to the number of households and businesses enrolled in municipal electricity aggregation in each municipality.

aggregation	quantity*	Percentage
Normal	10,950	36.3%
Bloomington	19,248	63.7%
Bloomington-Normal total	30,198	
<i>*2022 Homefield Aggregation enrollment data</i>		

REVENUE item	amount
annual payment from Normal (36.3%)	\$28,066
annual payment from Bloomington (63.7%)	\$49,250
total	\$77,316

EXPENSE item	amount
payroll & payroll taxes	\$42,637
advertising and printing	\$17,640
energy auditing supplies	\$5,513
transportation	\$2,247
administrative overhead	\$9,279
total	\$77,316



CONSENT AGENDA ITEM NO. 7.G

FOR COUNCIL: June 13, 2022

WARD IMPACTED: City-Wide Impact

SUBJECT: Consideration and action on a Resolution Authorizing a Change Order in the Amount of \$85,607.61 for the Contract between the City of Bloomington and G.A. Rich & Sons, Inc., for the Construction of Additional Piping for the Settled Water Improvements Project, as requested by the Public Works Department.

RECOMMENDED MOTION: The proposed Resolution be approved.

STRATEGIC PLAN LINK:

Goal 2. Upgrade City Infrastructure and Facilities

STRATEGIC PLAN SIGNIFICANCE:

Objective 2b. Quality water for the long term

BACKGROUND: Public Works is recommending the approval of a Resolution to Authorize a Change Order in the Amount of \$85,607.61 for the Contract between the City of Bloomington and G.A. Rich & Sons, for the construction of additional piping for the Settled Water Improvements Project.

On January 24, 2022, Council approved an Ordinance Authorizing a Construction Contract with G.A. Rich & Sons for Settled Water Piping Improvements project (Bid #2022-18), in the amount of \$301,900. This project consists of piping modifications to allow access for cleaning equipment and removal of the lime scale from discharge piping from all four ClariCones.

During the cleaning phase, both main branch feeds to the recarbonation basins were found to have such extensive buildup of hard limestone scale, it was determined that cleaning is not an option ([Internal Picture 30" Valve](#)). Piping, valves, and fittings will need to be removed and replaced for both main branch feeds ([Water Treatment Site Plan](#)). It is suspected that these sections of piping were installed with the 1965 plant expansion, not replaced as shown on the 1987 plant expansion plans, and that the lime scale deposits over time have turned into a limestone coating, making removal almost impossible and diminishing plant flow.

The Water Treatment Plant has four ClariCones that soften the water. ClariCones 1 and 2 were installed in 1987, and ClariCones 3 and 4 were installed in 1999. A high-pH lime slurry is added to the ClariCones to remove water hardness by precipitation. Most of the hardness is precipitated as sludge, which is drained from the ClariCones but some of the hardness remains in the settled water leaving the ClariCones. This remaining hardness can precipitate in the plant piping as lime scale before the settled water is stabilized by the recarbonation process. Over time, this lime scale builds up in the piping, causing less water to flow out of each ClariCone. If the main branch feeds are not maintained, these pipes will eventually

reduce the Water Treatment Plant capacity to less than the customer demand and result in a daily water shortage.

Staff is recommending that the change order be approved and the work be done to maintain a safe and viable water delivery system to the public.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: If approved, \$85,607.61 will be paid out of Water Mechanical Maintenance-Other Capital Improvement account (50100160-72620). Although not budgeted for FY 2023, multiple water projects are included in the FY 2023 Budget. Some of these come in under budget, others over budget and others delayed or having to be re-budgeted for future years. If necessary at year end, a budget amendment will be brought forward for City Council consideration. Stakeholders can locate the account the change order will be paid from in the Budget Book titled "Other Funds & Capital Improvement" on page 139.

COMMUNITY DEVELOPMENT IMPACT: *The application meets the following goals and objectives of the Bloomington Comprehensive Plan 2035:* Goal UEW-1. Provide quality public infrastructure within the City to protect public health, safety and the environment, Objective UEW-1.5. Reliable water supply and distribution system that meets the needs of current and future residents.

Respectfully submitted for consideration.

Prepared by: Aaron Kinder, Superintendent of Mechanical Maintenance

ATTACHMENTS:

[PW 3B Resolution](#)

[PW 3C Proposal_Settled Water Piping Improvements Resolution 06132022](#)

[PW 3D Picture_30" PRATT VALVE Settled Water Piping Improvements Resolution 06132022](#)

[PW 3E Site Plan_Settled Water Piping Improvements Resolution 06132022](#)

RESOLUTION NO. 2022 - _____

**A RESOLUTION TO AUTHORIZE A CHANGE ORDER IN THE AMOUNT OF \$85,607.61
FOR THE CONTRACT BETWEEN THE CITY OF BLOOMINGTON AND G.A. RICH & SONS, INC.,
FOR THE CONSTRUCTION OF ADDITIONAL PIPING FOR THE SETTLED WATER
IMPROVEMENTS PROJECT**

WHEREAS, The City of Bloomington has previously authorized a contract with G.A. Rich & Sons, Inc., for the construction of the Settled Water Piping Improvements (Bid #2022-18) at the Lake Bloomington Water Treatment Facility in an amount of \$301,900; and

WHEREAS, the replacement needs were identified during the construction project that requires additional work to be completed that were not originally awarded in the contract; and

WHEREAS, the need to replace the original piping is an additional amount of \$85,607.61; and

WHEREAS, once replaced, the restriction to plant flow will be mitigated; and

WHEREAS, the change order is in the best interests of the City and authorized by law.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, ILLINOIS:

That the recitals set forth above are incorporated herein and the City Manager, or designated representatives, are authorized to secure the Change Order, and any other necessary documents to effectuate the purchase.

PASSED this 13th day of June 2022.

APPROVED this ____ day of June 2022.

CITY OF BLOOMINGTON

ATTEST

Mboka Mwilambwe, Mayor

Leslie Smith-Yocum, City Clerk

CONTRACTOR'S PROPOSAL

FROM:
G A Rich & Sons, Inc.
P O Box 50
Deer Creek, IL 61733

PROJECT:

JOB NUMBER: 21513
RFP#: 1

CONTRACT WORK: Plumbing

I DESCRIPTION OF CHANGE:
Recarbonation Basin Influent Piping Replacement.

II SUMMARY OF DETAILED BREAKDOWN:

	Additions	Deletions	Net Total
A. MATERIAL	\$35,361.00	\$0.00	\$35,361.00
B. LABOR	\$27,440.00	\$0.00	\$27,440.00
C. EQUIPMENT	\$10,680.00	\$0.00	\$10,680.00
D. OTHER COSTS			
1 SAFETY	(1% of LABOR) - Deletion -0-		\$274.40
2 EXPENDABLE TOOLS	(2.5% of LABOR) - Deletion -0-		\$686.00
E. SUB TOTAL	(A+B+C+D1+D2)		\$74,441.40
F. OVERHEAD AND PROFIT	(E x 15%) - Deletion -0-		\$11,166.21
G. TOTAL	(E + F)		\$85,607.61

III CONTRACTOR'S MARK-UP ON WORK OF SUBCONTRACTORS

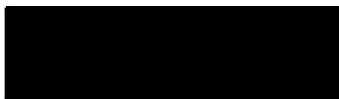
Detailed Breakdowns and Summaries from each Sub-Contractor must be attached.

SUBCONTRACTOR: Firm Name	CONTRACT WORK: Description	PROPOSAL
1		
2		
3		
4		
H SUBTOTAL of all work performed by contractor's subcontractors		
I CONTRACTOR'S MARK-UP on work of subcontractors	(H x 6%) - Deletion -0-	

IV FINAL SUMMARY

J PROPOSAL	(G+H+I)	\$85,607.61
K BONDS	(2.5% of PROPOSAL) - Deletion -0-	\$0.00
L BUILDER'S RISK INSURANCE (if applicable)	(0.3% of PROPOSAL) - Deletion -0-	
M TOTAL PROPOSAL for subject RFP increase (decrease) in contract amount		\$85,607.61
N Time added to contract	0 Calendar Days	

**CONTRACTOR
SIGNATURE**



TITLE

Project Manager

DATE

05/23/22

CONTRACTOR'S PROPOSAL
Addition

Description of Material, Labor & Equipment Rental	Qty	Unit Price Material	Total Estimated Material Cost	Unit Price Labor	Total Estimated Labor Cost	Unit Price Rental	Total Estimated Rental Cost	Subcontractor Cost
30" Ductile Pipe	60'	200.55	12,033.00					
30" 45s	4	2,710.00	10,840.00					
30" Megalugs	8	1,311.00	10,488.00					
Stone			2,000.00					
Pipefitter Foreman	80			85.00	6,800.00			
Laborer	80			68.00	5,440.00			
Operator	80			95.00	7,600.00			
Operator	80			95.00	7,600.00			
JD 321 EX	80					72.00	5,760.00	
Skidster	80					40.00	3,200.00	
Truck and Tools	80					21.50	1,720.00	
TOTALS			35,361.00		27,440.00		10,680.00	



Bid Proposal for Bloomington WTP Settled Water Add.

G.A. RICH & SONS

Job Location: Bloomington, IL

Bid Date: 05/20/2022

Core & Main 2353511

Steve Porubcansky

Mobile: 309-229-6154

Phone: 309-444-3183

Fax: 309-444-3644

steve.porubcansky@coreandmain.com

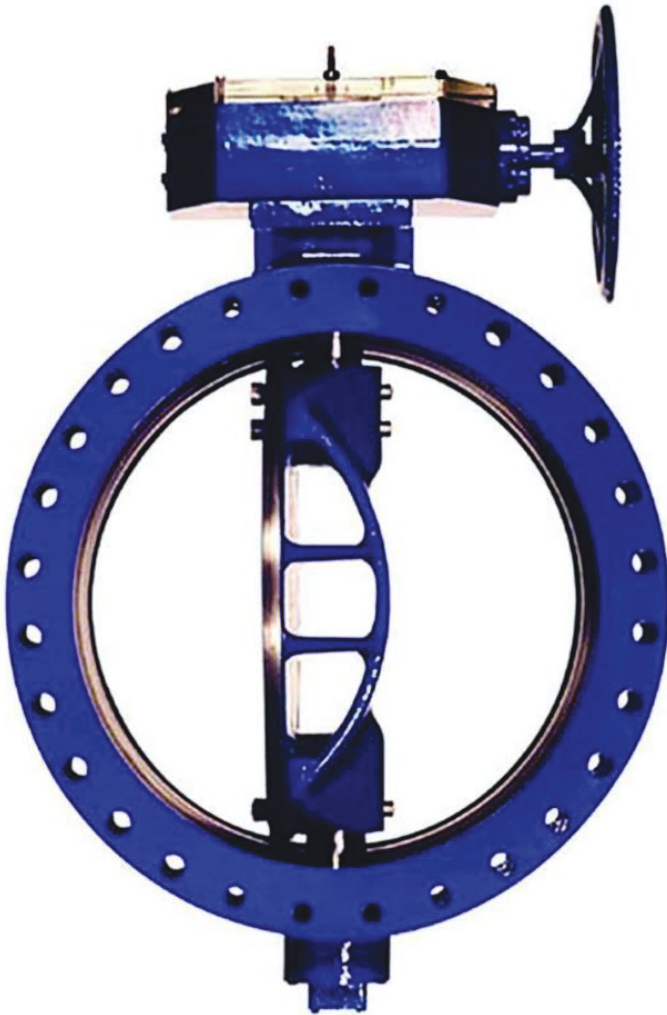
Seq#	Qty	Description	Units	Price	Ext Price
DUE TO CURRENT SUPPLY CHAIN DISRUPTIONS, MATERIALS ARE SUBJECT TO PRICING AT TIME OF SHIPMENT. MATERIAL AVAILABILITY AND TIMELINESS OF SHIPMENTS CANNOT BE GUARANTEED. THIS TERM SUPERSEDES ALL OTHER CONTRACTUAL PROVISIONS. DUE TO ESCALATED PRICES ON SCRAP METAL, RESULTING FROM THE RUSSIA-UKRAINE WAR, A MANUFACTURER IMPOSED SURCHARGE WILL BE ADDED TO ALL SHIPMENTS OF DUCTILE IRON PIPE. AN ESTIMATE OF THE SURCHARGE IS INCLUDED IN THIS BID FOR YOUR REFERENCE. THE MANUFACTURER SURCHARGE IS SUBJECT TO CHANGE AND WILL BE CALCULATED AT THE TIME OF SHIPMENT.					
20	60	30" TJ PR250 DI PIPE	FT	182.49	10,949.40
30	60	DUCTILE IRON MANUF SURCHARGE	EA	8.92	535.20
		OR			
50	60	30" TJ CL52 DI PIPE	FT	200.55	12,033.00
60	60	DUCTILE IRON MANUF SURCHARGE	EA	11.17	670.20
80	4	30" MJ 45 BEND	EA	2,710.00	10,840.00
90	8	30 3030 DI STARGRIP RESTR. (I)	EA	1,235.00	9,880.00
100	8	30" MJ GASKET	EA	55.00	440.00
110	80	1" X 6" BLUE MJ BOLT & NUT	EA	21.00	1,680.00

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: <https://coreandmain.com/TandC/>

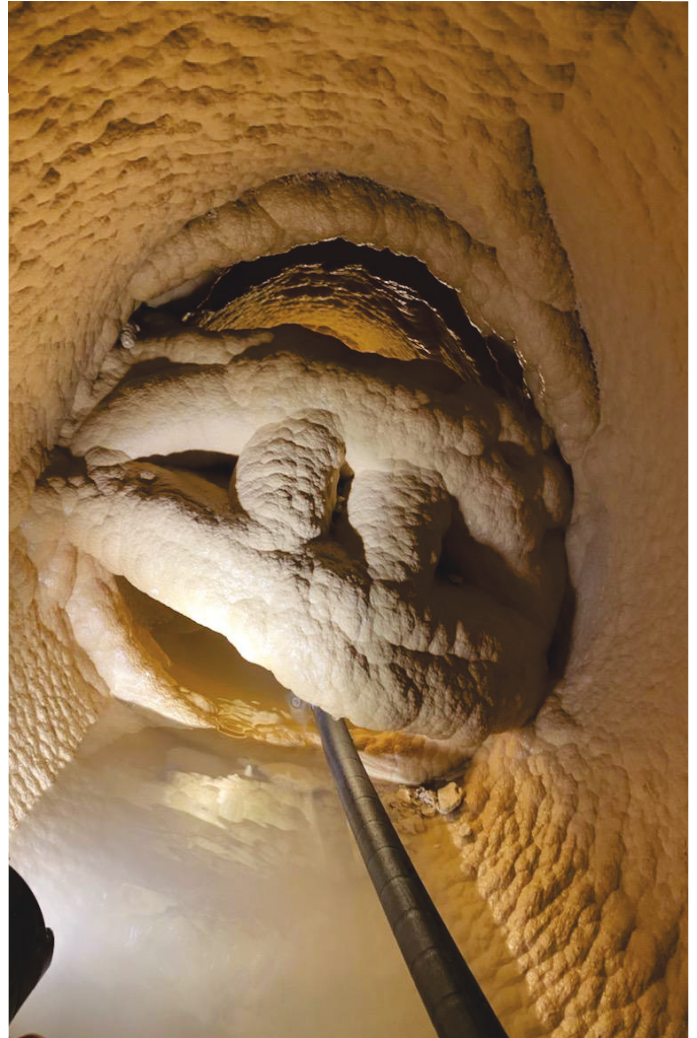
Approved by: _____ - Date: _____

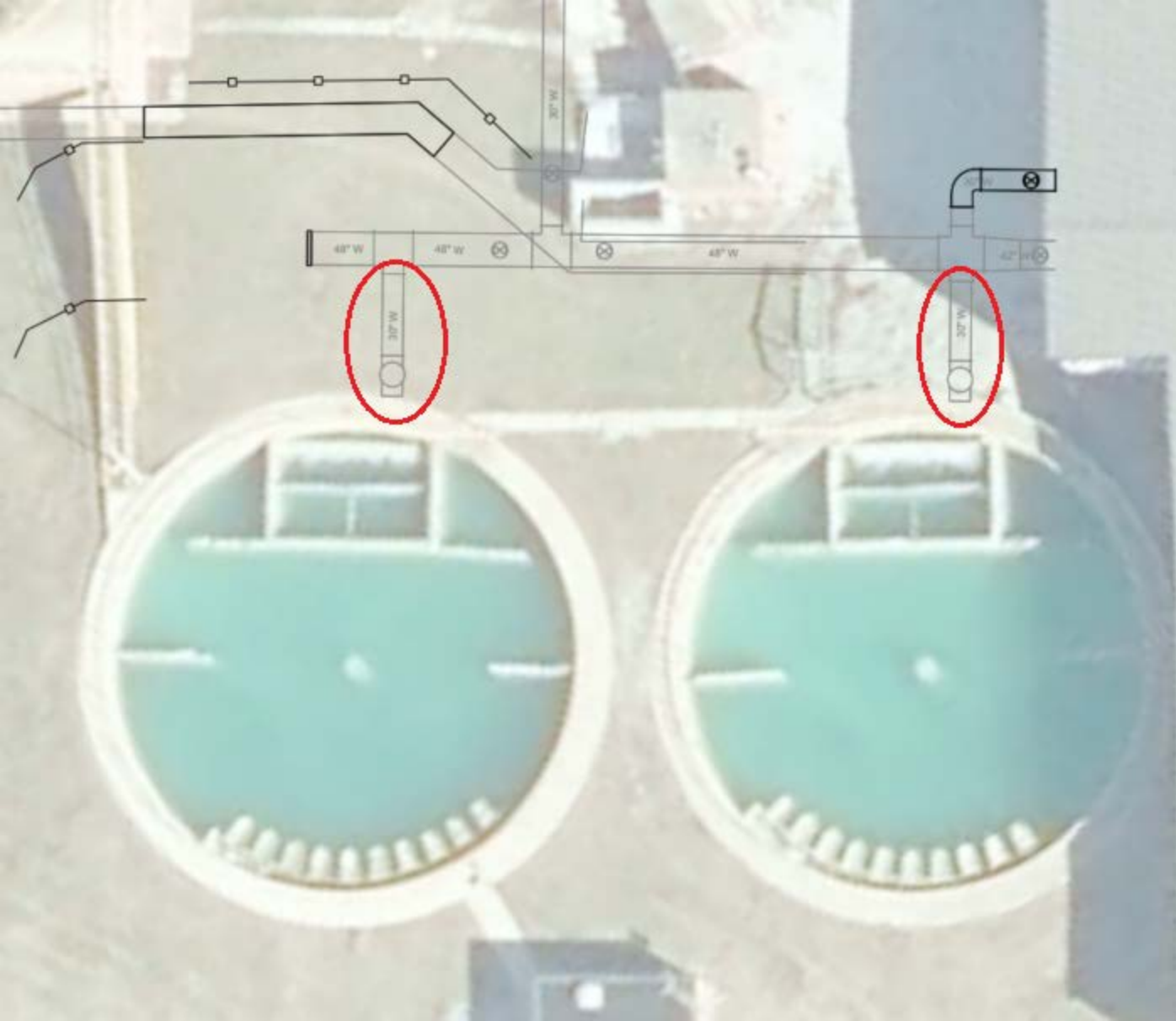
City Manager, Tim Gleason

30" PRATT GATE VALVE



30" PRATT GATE VALVE THAT NEEDS REPLACED







CONSENT AGENDA ITEM NO. 7.H

FOR COUNCIL: June 13, 2022

WARD IMPACTED: City-Wide Impact

SUBJECT: Consideration and action on a Resolution Amending Resolution 2022-09 Regarding Redistricting, as requested by the Legal Department and the Administration Department.

RECOMMENDED MOTION: The proposed Resolution be approved.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

Objective 1c. Engaged residents that are well informed and involved in an open governance process

BACKGROUND: On March 28, 2022, the City Council approved Resolution 2022-09 setting forth a policy and process on the upcoming reconfiguration of the City's 9 wards in light of population differentiations highlighted by the 2020 census. The law requires that wards be as nearly and equal in population and shall be of as compact and contiguous territory as practicable. Pursuant to the "one person one vote" principle, there should not be more than a 10% disparity in population amongst the wards. The 2020 census data shows deviations exceeding 10% in two wards, meaning that the City needs to approve a new ward map to make the wards as nearly as equal in population as possible. Initial data shows a balanced ward would contain approximately 8,742 people. Based on the new census data, Ward 7 only has 7,711 people (an 11.79% deviation) and Ward 8 has approximately 10,973 people (a 25.52% deviation).

Although only two wards have more than a 10% deviation, it is anticipated the boundaries of several of the wards will need to be modified to balance them. The next municipal election is April 4, 2023, and candidates for municipal office can begin circulating petitions around August 30, 2022. Accordingly, the Council should ideally have a new map adopted prior to the start of petition circulation.

Since approval of Resolution 2022-09, City staff have worked to develop new proposed ward maps using GIS redistricting software. This software will allow staff to present a map showing the least amount of changes while still meeting the population goals. City staff will also be able to present map options that maximize compactness and minimize population deviation.

Material and information has now also been added to the City's website allowing residents to create other map options. See <https://www.cityblm.org/government/city-council/ward-redistricting#!/>. Resolution 2022-09 originally contemplated a discussion on the proposed maps starting in June. However, due to the amount of time it took to get meaningful information and tools on the City's website, and to account for other absences in June, an

amendment is being proposed that starts a formal review of the proposed maps at the first meeting in July.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: No financial impact is associated with the proposed amendment to Resolution 2022-09.

COMMUNITY DEVELOPMENT IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Jeff Jurgens, Corporation Counsel

ATTACHMENTS:

[LGL 1B Resolution Amending a Resolution Regarding Redistricting](#)

RESOLUTION NO. 2022 - ____

A RESOLUTION AMENDING RESOLUTION 2022-09 REGARDING REDISTRICTING

WHEREAS, the City of Bloomington is a home rule unit of local government with authority to legislate in matters concerning its local government and affairs; and

WHEREAS, the law requires wards to be as nearly and equal in population as possible; and

WHEREAS, the form of government adopted by the City provides for nine (9) council members to be elected from nine (9) different wards; and

WHEREAS, the City has recently received revised census figures for the entire City; and

WHEREAS, the City Council approved Resolution 2022-09, a Resolution Approving a Policy Relative to Redistricting, on March 28, 2022; and

WHEREAS, the City Council desires to amend Resolution 2022-09 to extend the time for the public to review and provide alternate map options and the City Council's consideration of proposed ward maps.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Bloomington, McLean County, Illinois:

Section 1. Recitals. The above recitals are incorporated into this Section 1 as if fully stated herein.

Section 2. Amendment. Section 2 of Resolution 22-09 shall be amended by replacing subsections H, I and J in their entireties as follows:

- H. The City staff shall make available on the City's website information showing precincts and populations so that residents may formulate their own potential options for redistricting. Any resident desiring to submit a proposed new ward map must submit it in writing. The submissions shall be easily duplicable. Any such options must be submitted on or before June 30, 2022, to the City Clerk
- I. The City Manager shall schedule a time for City Council to study, consider, and provide direction on the various map options presented by staff, as well as those submitted by residents, at the City Council meeting on July 11, 2022.
- J. Unless the City Council directs otherwise, the City Manager shall place an ordinance amending the districts on the agenda for the regular meeting on July 25, 2022.

Section 3. Effective Date. This Resolution shall be in full force and effect upon the passage and approval.

PASSED this 13th day of June 2022.

APPROVED this ____ day of June 2022.

CITY OF BLOOMINGTON

Mboka Mwilambwe, Mayor

ATTEST

Leslie Smith-Yocum, City Clerk



CONSENT AGENDA ITEM NO. 7.I

FOR COUNCIL: June 13, 2022

WARD IMPACTED: Ward 1

SUBJECT: Consideration and action on an Ordinance Approving a Special Use Permit for Chicken-Keeping in the R-D (Downtown Neighborhood Residence) District, for the Property Located at 504 E. Olive Street, as requested by the Economic & Community Development Department.

RECOMMENDED MOTION: The proposed Ordinance be approved.

STRATEGIC PLAN LINK:

Goal 5. Great Place - Livable, Sustainable City
Goal 4. Strong Neighborhoods

STRATEGIC PLAN SIGNIFICANCE:

Objective 5c. Incorporation of "Green Sustainable" concepts into City's development and plans
Objective 4e. Strong partnership with residents and neighborhood associations

BACKGROUND: The Petitioner is requesting approval of a Special Use Permit for Chicken-Keeping, in the R-D (Downtown Neighborhood Residence) District, for the property located at 504 E. Olive Street.

Summary of Request:

1. The Petitioner desires to erect a wooden chicken coop and fenced enclosure in his backyard to keep no more than four egg-laying hens in the in the R-D (Downtown Neighborhood Residence) District.
2. The proposed location of the coop meets the minimum setback requirements of 10 feet from the side and rear property lines. The Petitioner will store food in sealed buckets in the garage adjacent to the coop to deter pests.
3. No roosters or chickens for slaughter will be kept.

On Wednesday, May 18, 2022, the Zoning Board of Appeals held a public hearing, found the request met the standards for approval of a Special Use Permit, and voted 5-0 to recommend approval of the Special Use Permit to the City Council, with no conditions.

For more detailed information, please see the attached Staff Memorandum to the Zoning Board of Appeals and draft meeting minutes.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The City published notice of the hearing in *The Pantagraph* on Monday, May 2, 2022 and courtesy notices were mailed to 87 property owners within 500 feet of the subject property. A notification of public hearing sign was placed on the property. During the public hearing no testimony was received for or against the petition other than by the Petitioner himself.

FINANCIAL IMPACT: N/A

COMMUNITY DEVELOPMENT IMPACT: *The application meets the following goals and objectives of the Bloomington Comprehensive Plan 2035:* The Special Use contributes to Goal HL-5.1 (Encourage local food production) and Goal HL-5.3 (Facilitate consumption of healthy, affordable, locally produced food for all residents) of the 2035 Comprehensive Plan.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, Assistant City Planner

ATTACHMENTS:

[E&CD 1B Ordinance SP-01-22](#)

[E&CD 1C Staff Report SP-01-22](#)

[E&CD 1D ZBA DRAFT Minutes 05.18.22 SP-01-22](#)

ORDINANCE NO. 2022 - _____

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR CHICKEN-KEEPING
IN THE R-D (DOWNTOWN NEIGHBORHOOD RESIDENCE) DISTRICT,
FOR THE PROPERTY LOCATED AT 504 E. OLIVE STREET**

WHEREAS, there was heretofore filed with the Economic & Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting a Special Use Permit for the keeping of chickens, for the property located at 504 E. Olive Street, legally described in Exhibit “A” and hereinafter referred to as “Property”, which is attached hereto and made part hereof by this reference; and

WHEREAS, said petition included a site plan, illustrated in Exhibit “B” and hereinafter referred to as “Plan;” and

WHEREAS, the Bloomington Zoning Board of Appeals, after proper notice was given, conducted a public hearing on said petition; and

WHEREAS, the Bloomington Zoning Board of Appeals, following said public hearing, made findings of fact that such Special Use meets the standards for granting a Special Use set forth in Bloomington City Code § 44-1707 and with the additional Use Provisions as forth in § 44-1011; and

WHEREAS, the Bloomington Zoning Board of Appeals voted to recommend that the City Council pass this Ordinance; and

WHEREAS, the City Council of the City of Bloomington has the power to adopt this Ordinance and allow this Special Use.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Bloomington, McLean County, Illinois:

Section 1. That the above recitals are incorporated into and made a part of this Ordinance as though fully set forth herein;

Section 2. That the Special Use Permit for Chicken-Keeping, for the property at 504 E. Olive Street, legally described in Exhibit “A”, is hereby approved;

Section 3. This Ordinance is enacted pursuant to the home rule authority of the City of Bloomington granted by Article VII, Section 6 of the 1970 Illinois Constitution;

Section 4. The City Clerk is hereby directed and authorized to publish this Ordinance in pamphlet form as provided by law;

Section 5. This Ordinance shall take effect immediately after its approval and publication as required by law.

PASSED this 13th day of June 2022.

APPROVED this _____ day of June 2022.

CITY OF BLOOMINGTON

Mboka Mwilambwe, Mayor

ATTEST

Leslie Smith-Yocum, City Clerk

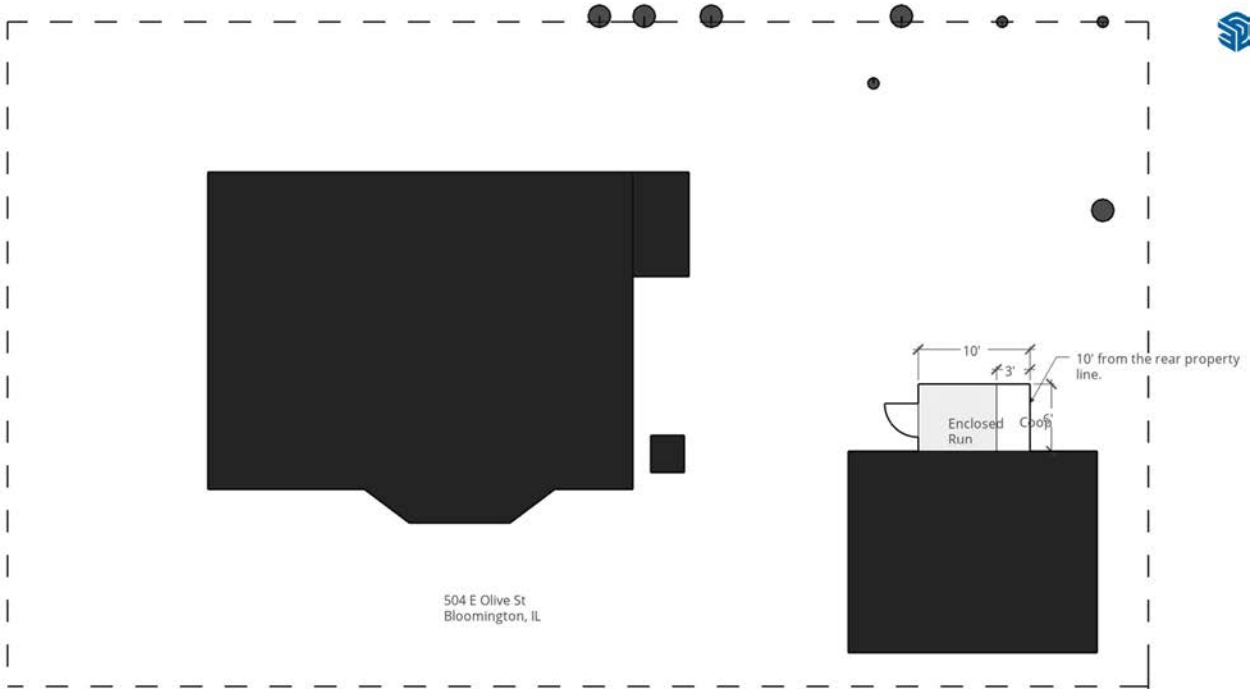
EXHIBIT A

Legal Description

Lot 7 of the Owner's Subdivision of Lot 16 of the Bloomington Town Survey of the Southeast $\frac{1}{4}$ of Section 4, Township 23 North, Range 2 East of the Third Principal Meridian, to the City of Bloomington, in McLean County, Illinois

PIN: 21-04-419-009

EXHIBIT B
Site Plan





ZONING BOARD OF APPEALS

TO: ZONING BOARD OF APPEALS

FROM: Economic & Community Development Department

DATE: May 18th, 2022

CASE NO: SP-01-22, Special Use Permit for Chicken-Keeping

REQUEST: Public hearing, review and action on a petition submitted by Noah Tang for a Special Use Permit for Chicken-Keeping in the R-D (Downtown Residence) District, for the property located at 504 E. Olive Street. PIN: 21-04-419-009.

BACKGROUND

Petitioners' request:

The Petitioner seeks a Special Use Permit to allow Chicken-Keeping in the R-D (Downtown Neighborhood Residence), per §44-1011, which states “On lots less than or equal to one acre with a primary use of a single-family or two-family dwelling, the keeping of up to four chickens may be permitted as an accessory use...” No variations to the code are requested.

The Petitioner desires to erect a wooden chicken coop and run in his backyard to keep no more than four egg-laying hens as pets, to support our local food system, and to become self-reliant. The coop would be attached to the garage to maximize distance from lot lines, as well as provide additional warmth and protection for the hens.

Notice:

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, May 5, 2022. Courtesy notices were mailed to 87 property owners within 500 feet of the subject property.

Property Characteristics:

The property at 504 E. Olive Street consists of 0.14 acres of land located near the northeast corner of E. Olive St and S. McLean Street, two blocks from the Central Business District, in the Dimmitt's Grove neighborhood. It currently holds a single-family home and accessory garage, owned by the Petitioner. The rear yard of this property, where the coop will be located, is adjacent to three other rear yards, on the opposite side of the garage from the other immediately adjacent property. The property that sits to the north of 504 E. Olive sits higher than the subject property and has created a fence and concrete retaining wall that

serves to structurally separate the backyards, at least to a height of 3’-4’ for the width of the rear property line.

Surrounding Zoning and Land Uses:

	Zoning	Land Uses
North	R-D (Downtown Neighborhood Residence)	Single-Family Dwelling Units
South	R-2 (Mixed Residence)	Single-Family Dwelling Units
East	R-D (Downtown Neighborhood Residence)	Single-Family Dwelling Units
West	R-D (Downtown Neighborhood Residence)	Single-Family Dwelling Units

ANALYSIS

Description of Current Zoning District:

The R-D (Downtown Neighborhood Residence) District is intended to accommodate primarily residential areas adjacent to Bloomington's Central Business District characterized by a mixture of housing types and scales, including large and small lot single-family detached and attached homes as well as low-intensity multifamily buildings. New development and redevelopment in the district is intended to be supportive of the overall historic character of the area and prioritize the preservation of historic structures. (§ 44-401(l)).

Subject Code Requirements:

§ 44-402B. “Allowed Uses Table” indicates Chicken Keeping is permitted as Special Use in the R-D District.

§ 44-1011 [Ch. 44, 10-11] Chicken-Keeping (Use Provisions)

- A. On lots less than or equal to one acre with a primary use of a single-family or two-family dwelling, the keeping of up to four chickens may be permitted as an accessory use and shall comply with Chapter 8 and Chapter 22 of the Bloomington Code, 1960, as amended.
- B. On lots greater than one acre with a primary use of a single-family or two-family dwelling, the keeping of up to four chickens plus one additional chicken per half acre in excess of one acre may be permitted as an accessory use and shall comply with Chapter 8 and Chapter 22 of the Bloomington Code, 1960, as amended...

Chapter 8 (Animals and Fowl) and Chapter 22 (Health and Sanitation) of the City Code will also apply once the permit has been approved.

STANDARDS FOR REVIEW

As indicated in *Ch. 44, 17-7 Special Uses*, the Board of Zoning Appeals shall hold a least one administrative public hearing on any proposed Special Use and shall report to the Council its findings of fact and recommendations. “No Special Use application shall be recommended by

the Board of Zoning Appeals or approved by the City Council unless all of the following factors are found:" (§ 44-1707H).

1. **The establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort, or general welfare.**

The chickens will be located at least 10 feet away from all neighboring properties; the provided site plan meets all of the setback requirements of § 44-1011, as well as providing additional separation and screening to the east, by attachment of the coop to the garage. Chapters 8 & 22 of the City Code provide enforcement mechanisms, should the coop and run ever fall into disrepair. *Standard is met.*

2. **The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.**

The Petitioner intends to store the food in sealed buckets in the garage adjacent to the coop to deter pests. The closest property line (rear) is already screened by a modified retaining wall, constructed by the rear neighbors. Large canopy trees on the west and rear of the property will reduce any potential noise. The Special Use should not impair normal use and enjoyment of the surrounding properties. The Special Use would also contribute to local food production, Goal HL-5.1 of the Comprehensive Plan. *Standard is met.*

3. **The establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district.**

The proposed location of the coop meets or exceeds the minimum setback requirements of 10' from the side and rear property lines. The portion of the property where the coop will be partially screened by structure, fencing and landscaping. The Code defines Chicken-keeping as an appropriate accessory use for single-family dwellings, and this petition would not impede the normal and orderly development of surrounding properties in any way that was not already weighed—and determined to be appropriate—by the existence of the Special Use provision. *Standard is met.*

4. **Adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided.**

The property is served by city utilities and roads; no change to facilities is necessary as part of this Special Use Permit. *Standard is met.*

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Ingress and egress are provided by existing conditions; no change is expected as the result of the Special Use Permit. *Standard is met.*

6. The Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may be modified by the Council pursuant to the recommendations of the Board of Zoning Appeals.

The proposed Special Use is subject to, and conforms with, both the use provisions for Chicken-Keeping as stated in § 44-1011 and the regulations of the R-D district. *Standard is met.*

STAFF RECOMMENDATION

Staff finds that the application meets all the standards for a Special Use Permit and recommends that the Zoning Board of Appeals take the following actions:

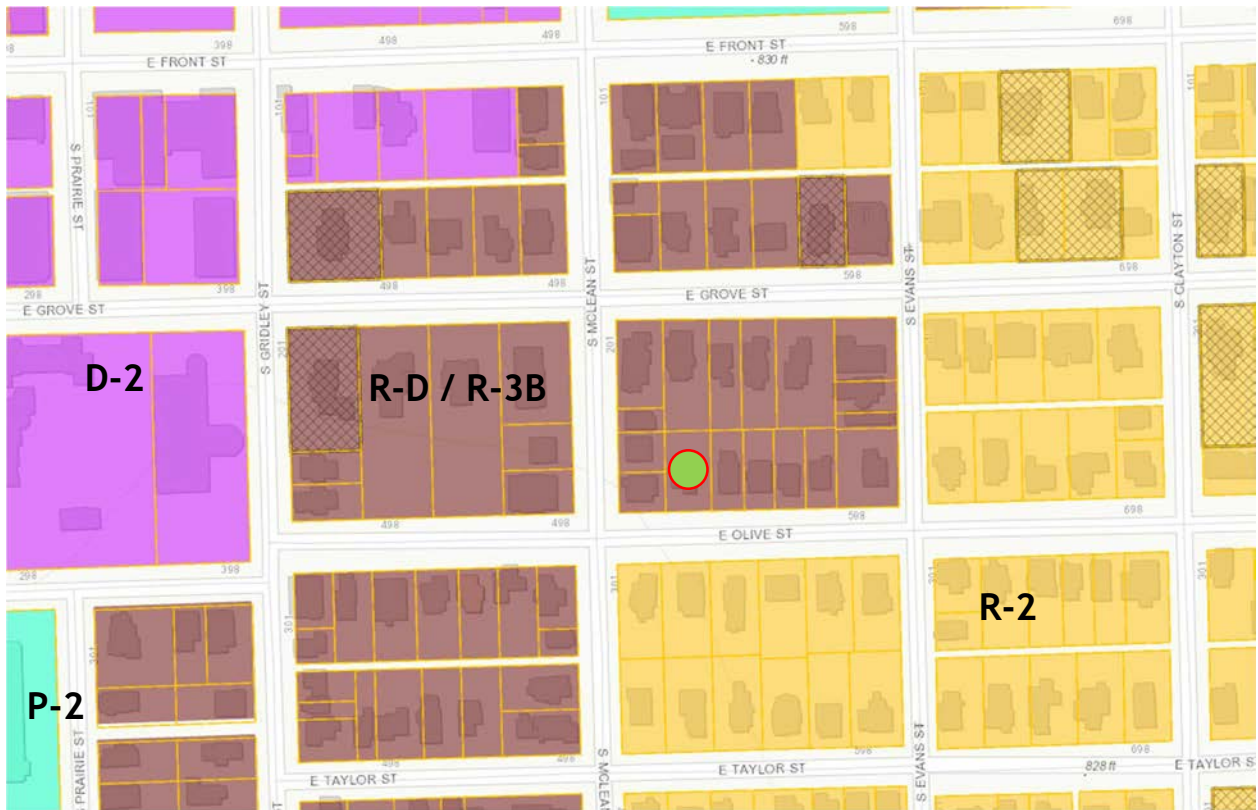
1. Motion to establish findings of fact that all standards for approval of a Special Use Permit are met.
2. Motion to recommend approval of the petition submitted Noah Tang for a Special Use Permit for Chicken-Keeping in the R-D (Downtown Residence) District, for the property located at 504 E. Olive Street.

Respectfully submitted,
Alissa Pemberton
Assistant City Planner

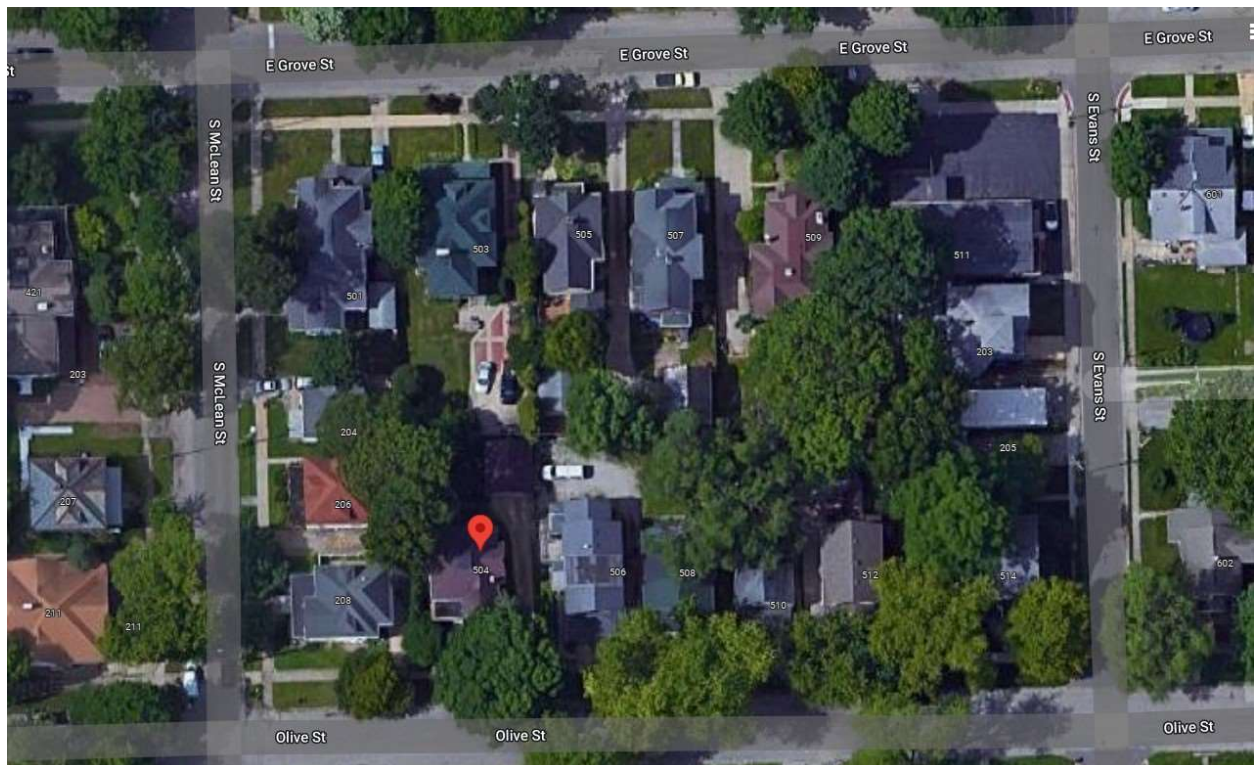
Attachments:

1. Zoning Map
2. Aerial Image
3. Ground-Level View
4. Petitioner-Submission - Description of Project
5. Petitioner-Submission - Site Plan
6. Neighborhood notice map

Attachment 1 - Zoning Map



Attachment 2 - Aerial Image



Attachment 3- Ground-Level View(s)



Attachment 4 - Petitioner-Submission - Description of Project



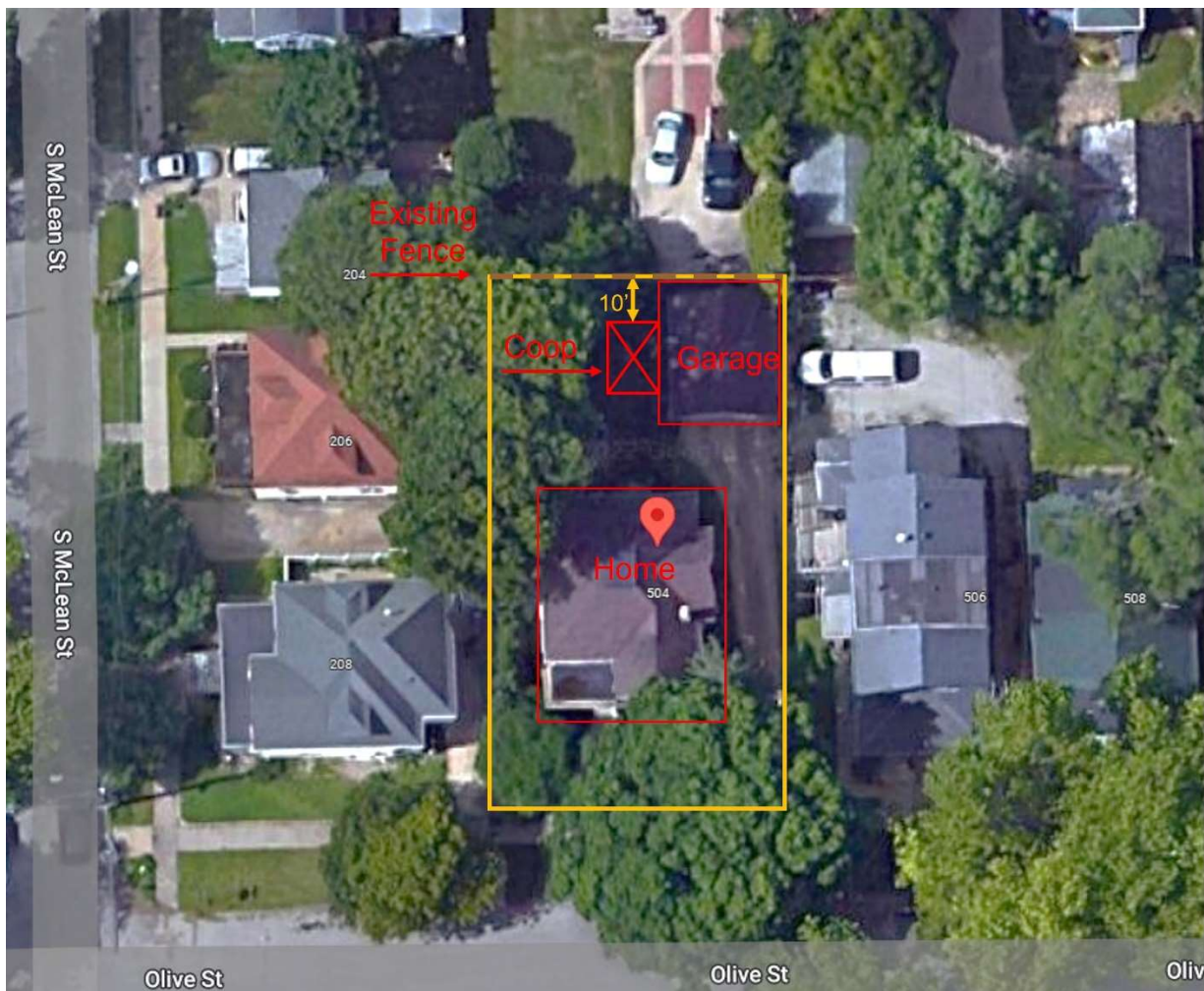
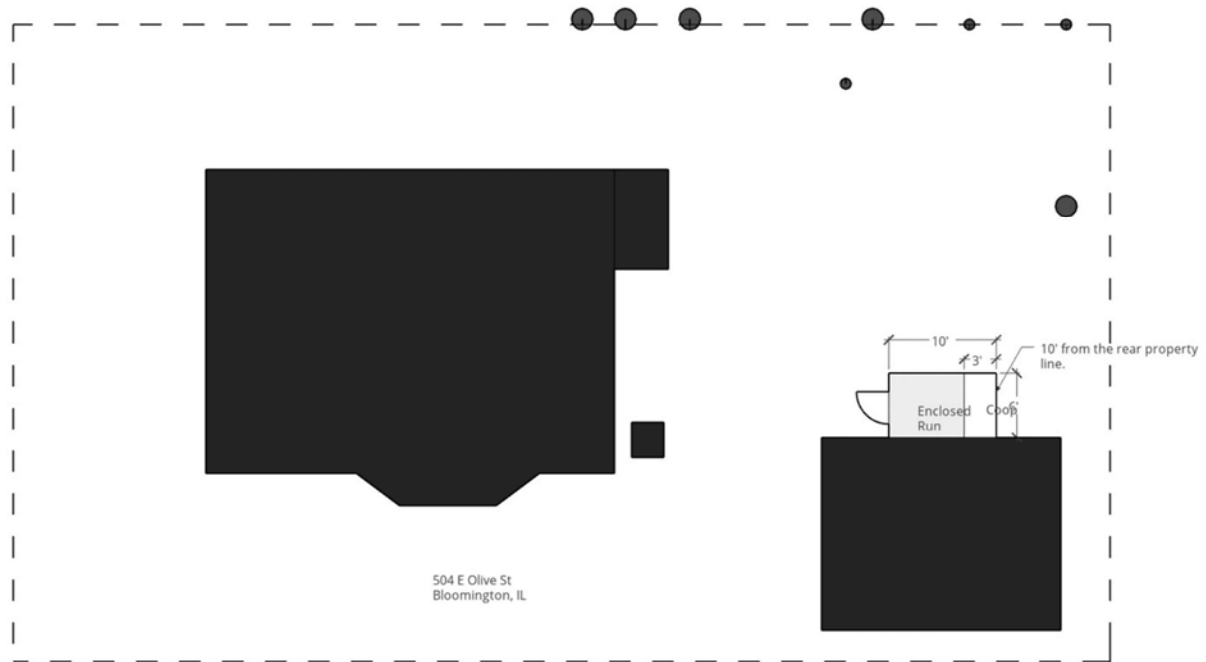
I wish to erect a wooden chicken coop and run at the residence of 504 East Olive St, Bloomington 61701. This coop will be intended for no more than four egg-laying hens which will be kept as pets. By building and maintaining this coop, I will not be a burden on public health, safety, comfort, as these will be female chickens to be kept under excellent conditions.

Since the coop will be hidden away from sight in my backyard, it will not be injurious to my neighbors nor diminish property values in Dimmitt's Grove. As it is a small add-on to my garage, it sits far away from any egress or public rights-of-way. I just wish to keep chickens.



Here is a rendering of the chicken coop and run against my garage. I wish to keep hens as pets to learn how to be closer to my food. As a director of Greentop Grocery, I am often thinking about our local food systems. Keeping chickens is one way I can become greener and more self-reliant.

Attachment 5 - Petitioner-Submission - Site Plan



Attachment 7 - Neighborhood notice map



B. SP-01-22 Public hearing, review, and action on a petition submitted by Noah Tang for a Special Use Permit for Chicken-Keeping in the R-D (Downtown Residence) District, for the property located at 504 E. Olive Street.

Ms. Pemberton presented the staff report with a recommendation to approve the Special Use Permit request. She stated the location of the chicken coop is at least ten feet away from all property lines. She stated food and other provisions will be kept, sealed, in the garage. She noted that, if approved, the recommendation would proceed to the City Council on June 13, 2022. She added that the Special Use can be revoked if subject standards are ever not met.

Petitioner Noah Tang (504 E. Olive Street) stated he has wanted to have chickens since purchasing the property. He views himself an urban homesteader, has existing gardens on his property, and wants to add to his ability to supply his own food. He provided details regarding the construction of the coop. He stated he intends to comply with regulations.

Chair Ballantini asked how long the applicant has owned the home. The petitioner stated he has owned the property since 2020.

Chair Ballantini asked if the petitioner has any experience raising chickens. Mr. Tang stated that he does, and added he has family members who are farmers and own chickens.

Chair Ballantini inquired about the intent for having chickens. Mr. Tang stated that he likes chickens. He stated the supply of eggs was another key reason as he likes knowing where his food comes from and being close to his food sources.

Chair Ballantini asked if the applicant had discussed this request with his neighbors. Mr. Tang confirmed he had met with many of his neighbors. He stated everyone he spoke to did not have concerns and were supportive of his request.

Chair Ballantini asked about lighting and feed storage. Mr. Tang stated the lighting is interior to the coop and on a timer; the feed would be stored in sealed containers within the garage.

No public comment or additional testimony was provided. The Chair closed the public hearing.

There was no discussion by the Commission.

Ms. Harris made a motion to establish findings of fact that all standards for approval of a Special Use Permit are met. Mr. Noonan seconded.

Roll call vote: Ms. Harris - Yes, Mr. Noonan - Yes, Mr. Straza - Yes, Ms. Williams - Yes, and Chair Ballantini - Yes. The motion was approved (5-0-0).

Mr. Straza made a motion to recommend approval of the petition submitted by Noah Tang for a Special Use Permit for Chicken-Keeping in the R-D (Downtown Residence) District, for the property located at 504 E. Olive Street. Mr. Noonan seconded.

Roll call vote: Ms. Harris - Yes, Mr. Noonan - Yes, Mr. Straza - Yes, Ms. Williams - Yes, and Chair Ballantini - Yes. The motion was approved (5-0-0). The motion passed. Staff noted this will proceed to the City Council on June 13th, 2022.

DRAFT



CONSENT AGENDA ITEM NO. 7.J

FOR COUNCIL: June 13, 2022

WARD IMPACTED: Ward 3

SUBJECT: Consideration and action on an Ordinance Approving the Final Plat of Empire Business Park Twelfth Addition, as requested by the Public Works Department.

RECOMMENDED MOTION: The proposed Ordinance be approved.

STRATEGIC PLAN LINK:

Goal 3. Grow the Local Economy

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 3a. Retention and growth of current local businesses

Objective 5b. City decisions consistent with plans and policies

BACKGROUND: Public Works is recommending an ordinance approving the Final Plat of Empire Business Park Twelfth Addition. Tap-on fees were previously overpaid by the developer. The current fees due will come from the overpayment. A tap-on fee is a fee paid by the landowner/developer so that the City can recoup its cost to install public infrastructure. See tap-on attachment for additional information. Although public sidewalk will be constructed adjacent to the proposed development, no bonding is required at this time as bonding was put in place in a previous addition.

The proposed final plat consists of one lot and is located on Galena Road, north of Empire Street and east of Airport Road. Galena Road has been previously constructed from west of Trinity Lane to Airport Road and the sidewalk is the only remaining adjacent public improvement yet to be constructed. The property is a part of existing Parcel Identification Number 15-31-351-014.

The zoning in this area is B-1, General Commercial District. The final plat complies with City engineering standards (Manual of Practice and Chapter 24 of City Code). City staff has no objections to the plan.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: F.O.B. Development

FINANCIAL IMPACT: F.O.B. Development paid all survey, plat, and tap-on costs. See tap-on attachment for additional information. Approval of the Final Plat will facilitate investment in vacant property.

COMMUNITY DEVELOPMENT IMPACT: *The application meets the following goals and objectives of the Bloomington Comprehensive Plan 2035:* ED-4. Enhance the image of Bloomington as a business friendly community; ED-4.2 Prioritize infill and redevelopment to spur growth and reinvestment in the City; ED-4.4 Evaluate commercial land use needs in the context of changing economic trends.

Respectfully submitted for consideration.

Prepared by: Steven Law, Civil Engineer II

ATTACHMENTS:

PW 2B Ordinance_Empire Business Park Twelfth Addition Final Plat 06132022

PW 2C Final Plat_Empire Business Park Twelfth Addition Final Plat 06132022

PW 2D Owners Petition_Empire Business Park Twelfth Addition Final Plat 06132022

PW 2E County Clerks Certificate_Empire Business Park Twelfth Addition Final Plat 06132022

PW 2F Owners Certificate_Empire Business Park Twelfth Addition Final Plat 06132022

PW 2G School District Certificate_Empire Business Park Twelfth Addition Final Plat 06132022

PW 2H Final Plat Map_Empire Business Park Twelfth Addition Final Plat 06132022

PW 2I Final Plat Checklist_Empire Business Park Twelfth Addition Final Plat 06132022

PW 2J Tap-on Memo_Empire Business Park Twelfth Addition Final Plat 06132022

PW 2K Drainage Statement_Empire Business Park Twelfth Addition Final Plat 06132022

ORDINANCE NO. 2022 - _____

**AN ORDINANCE APPROVING THE FINAL PLAT OF
EMPIRE BUSINESS PARK TWELFTH ADDITION**

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a Petition for approval of the Final Plat of Empire Business Park Twelfth Addition dated May 24, 2022, legally described in Exhibit A attached hereto and made a part hereof by this reference; and

WHEREAS, said Petition requests no exemptions or variations from the provisions of the Bloomington City Code; and

Whereas, said Petition qualifies for the expedited final plat procedure set forth in Chapter 24, Section 3.5.6 of the Bloomington City Code; and

WHEREAS, said Petition is valid and sufficient and conforms to the requirements of the statutes in such cases made and provided and the Final Plat attached to said Petition was prepared in compliance with the requirements of the Bloomington City Code.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:

Section 1. The above recitals are incorporated into and made a part of this Ordinance as though fully set forth herein.

Section 2. The Final Plat of Empire Business Park Twelfth Addition dated May 24, 2022, is hereby approved.

Section 3. This Ordinance is enacted pursuant to the home rule authority of the City of Bloomington granted by Article 7, Section 6 of the 1970 Illinois Constitution.

Section 4. The City Clerk is hereby directed and authorized to publish this ordinance in pamphlet form as provided by law.

Section 5. This Ordinance shall be effective immediately after its approval and publication as required by law.

PASSED this 13th day of June 2022.

APPROVED this _____ day of June 2022.

CITY OF BLOOMINGTON

ATTEST

Mboka Mwilambwe, Mayor

Leslie Smith-Yocum, City Clerk

Exhibit A

Description of Property

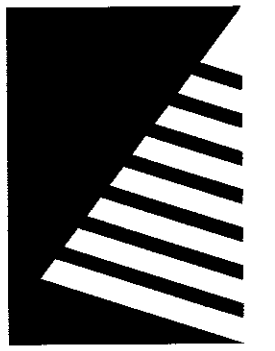
A part of the Southwest Quarter of Section 31, Township 24 North, Range 3 East of the Third Principal Meridian, in the City of Bloomington, McLean County, Illinois, more particularly described as follows: Beginning at the Southwest Corner of Lot 12 in Empire Business Park Seventh Addition according to the plat thereof recorded July 29, 2014 as Document No. 2014-12564 in the McLean County Recorder's Office. From said Point of Beginning, thence north 237.75 feet along the West Line of said Lot 12 which forms an angle of 90°-00'-00" as measured from West to North with the North Line of Galena Road to the Northwest Corner of said Lot 12, said Northwest Corner also being on the South Line of Lot 7 in Empire Business Park Fourth Addition according to the plat thereof recorded July 19, 2013 as Document No. 2013-18632 in said Recorder's Office; thence west 268.83 feet along said South Line of Lot 7 which forms an angle to the right of 90°-00'-00" with the last described course to the Southwest Corner of said Lot 7, said Southwest Corner also being on the East Line of Lot 15 in Empire Business Park Ninth Addition according to the plat thereof recorded July 3, 2018 as Document No. 2018-10643 in said Recorder's Office; thence south 237.75 feet along said East Line of Lot 15 which forms an angle to the right of 90°-00'-00" with the last described course to the Southeast Corner thereof, also being the North Line of said Galena Road; thence east 268.83 feet along said North Line of Galena Road which forms an angle to the right of 90°-00'-00" with the last described course to the to the Point of Beginning.

Said property contains 1.467 acres, more or less.

This property is part of PIN 15-31-351-014.

EMPIRE BUSINESS PARK TWELFTH ADDITION

PART OF SW 1/4 SEC 31, TOWNSHIP 24 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN
CITY OF BLOOMINGTON, McLEAN COUNTY, ILLINOIS



Farnsworth
GROUP

2709 McGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(309) 663-8435 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:

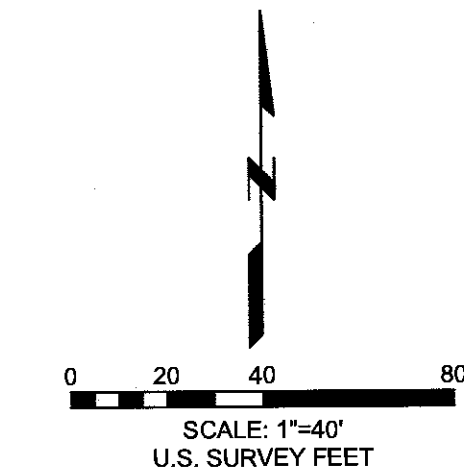
PROJECT:
**EMPIRE BUSINESS PARK
TWELFTH ADDITION**

BLOOMINGTON, ILLINOIS

DATE: 5-24-22
Design/Drawn: DJM
Reviewed: MBB
Field Book No.: 3163/21
Project No.: 0220554.00

SHEET TITLE:
FINAL PLAT

SHEET NUMBER:
1
File No.: 18-2259



LEGEND

● IRON ROD
--- POINT OF BEGINNING
--- UTILITY EASEMENT LINE

SURVEYOR'S DECLARATION

The following described property has been surveyed and platted under my direction:

A part of the Southwest Quarter of Section 31, Township 24 North, Range 3 East of the Third Principal Meridian, in the City of Bloomington, McLean County, Illinois, more particularly described as follows: Beginning at the Southwest Corner of Lot 12 in Empire Business Park Seventh Addition according to the plat thereof recorded July 29, 2014 as Document No. 2014-12564 in the McLean County Recorder's Office. From said Point of Beginning, thence north 237.75 feet along the West Line of said Lot 12 which forms an angle of 90°-00'-00" as measured from West to North with the North Line of Galena Road to the Northwest Corner of said Lot 12, said Northwest Corner also being on the South Line of Lot 7 in Empire Business Park Fourth Addition according to the plat thereof recorded July 19, 2013 as Document No. 2013-18632 in said Recorder's Office; thence west 268.83 feet along said South Line of Lot 7 which forms an angle to the right of 90°-00'-00" with the last described course to the Southwest Corner of said Lot 7, said Southwest Corner also being on the East Line of Lot 15 in Empire Business Park Ninth Addition according to the plat thereof recorded July 3, 2018 as Document No. 2018-10643 in said Recorder's Office; thence south 237.75 feet along said East Line of Lot 15 which forms an angle to the right of 90°-00'-00" with the last described course to the Southeast Corner thereof, also being the North Line of said Galena Road; thence east 268.83 feet along said North Line of Galena Road which forms an angle to the right of 90°-00'-00" with the last described course to the Point of Beginning.

Said property contains 1.467 acres, more or less.

This property has been subdivided into 1 lot, numbered 22 and the easements as shown. Said Subdivision is to be known as "Empire Business Park Twelfth Addition" in the City of Bloomington, McLean County, Illinois.

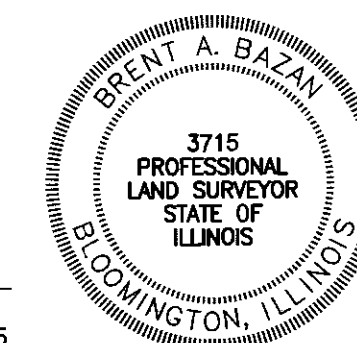
This Subdivision lies within Zone X (Area of Minimal Flood Hazard) according to the Federal Emergency Management Agency's Flood Insurance Rate Map for McLean County, Illinois, Map No. 17113C0510 E, dated July 16, 2008.

This property is part of PIN 15-31-351-014.

Witness my hand and seal this 24th day of May 2022.

FARNSWORTH GROUP, INC.
2709 McGRAW DRIVE
BLOOMINGTON, IL 61704

By: *Brent A. Bazan*
Brent A. Bazan
Professional Land Surveyor No. 3715



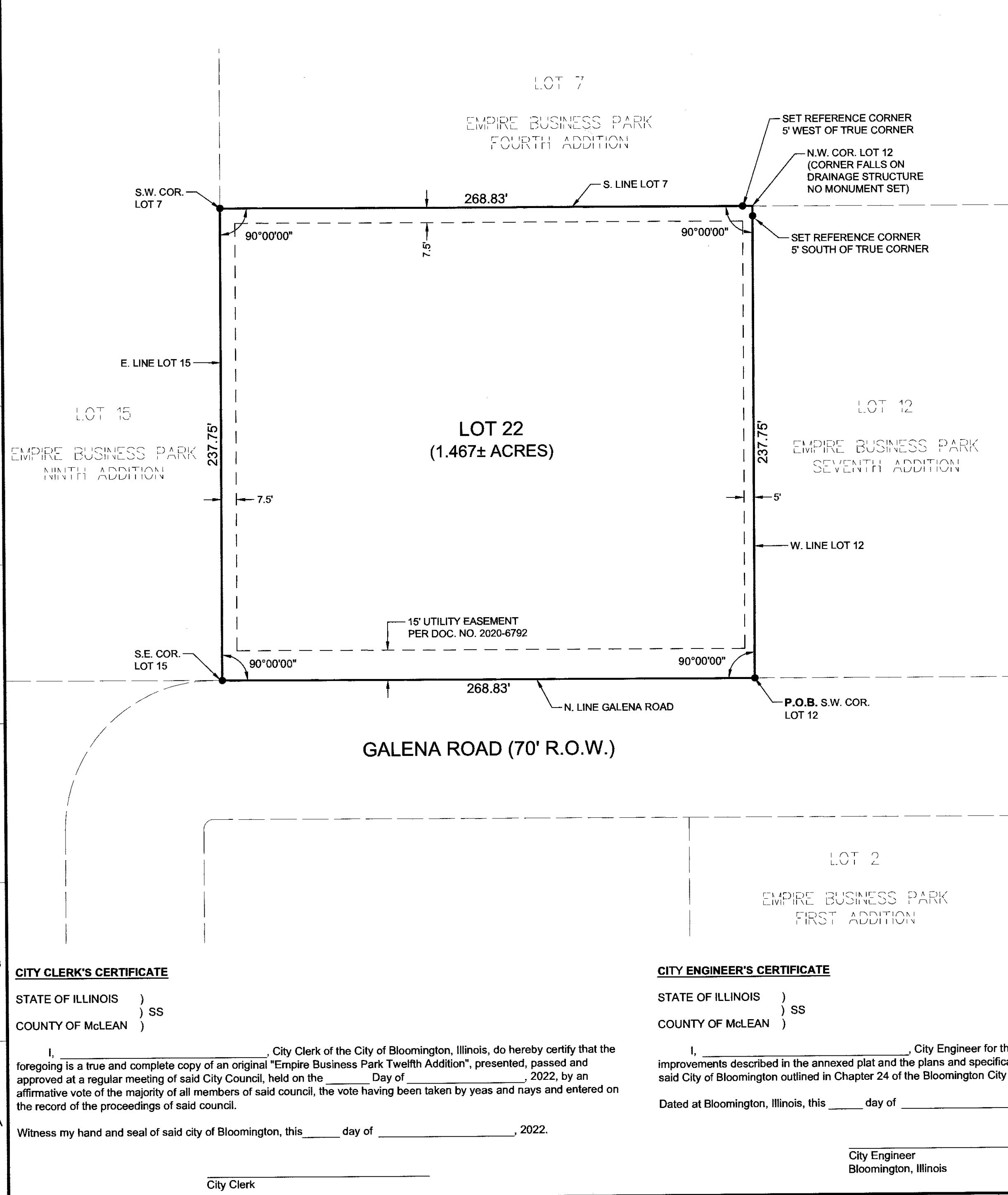
DATE: 5-24-22
EXP. DATE: 11-30-2022
DESIGN FIRM REGISTRATION
NO. 184-001856

This Professional Service conforms to the current Illinois Minimum Standards for a Boundary Survey.

OWNER:
F.O.B. Development, Inc.
c/o John Deneen
280 S. Avenida Caballeros #245
Palm Springs, California 92262

ATTORNEY:
Thomas Jennings
115 W. Jefferson Street
Bloomington, IL 61701

S.W. 1/4 SEC. 31, T.24N., R.3E., 3P.M.



CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McLEAN) SS

I, _____, City Clerk of the City of Bloomington, Illinois, do hereby certify that the foregoing is a true and complete copy of an original "Empire Business Park Twelfth Addition", presented, passed and approved at a regular meeting of said City Council, held on the _____ Day of _____, 2022, by an affirmative vote of the majority of all members of said council, the vote having been taken by yeas and nays and entered on the record of the proceedings of said council.

Witness my hand and seal of said city of Bloomington, this _____ day of _____, 2022.

City Clerk

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McLEAN) SS

I, _____, City Engineer for the City of Bloomington, hereby certify that the land improvements described in the annexed plat and the plans and specification therefor meet the minimum requirements for said City of Bloomington outlined in Chapter 24 of the Bloomington City code.

Dated at Bloomington, Illinois, this _____ day of _____, 2022.

City Engineer
Bloomington, Illinois

PETITION FOR APPROVAL OF FINAL PLAT

State of Illinois)
)ss.
County of McLean)

TO: THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF
BLOOMINGTON, MCLEAN COUNTY, ILLINOIS

Now comes F.O.B. Development, Inc. c/o John Deneen, 280 S. Avenida Caballeros #245, Palm Springs, California 92262,

hereinafter referred to as your petitioner, respectfully representing and requesting as follows:

1. That your petitioner is the owner of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit A, which is attached hereto and made a part hereof by this reference, is a corporation having proprietary interest in said premises.
2. That your petitioner seeks approval of the Final Plat for the subdivision of said premises to be known and described as Empire Business Park Twelfth Addition.
3. That your petitioner also seeks approval of the following exemptions or variations from the provisions of Chapter 24 of the Bloomington City Code, 1960: None

WHEREFORE, your petitioner respectfully prays that said Final Plat for Empire Business Park Twelfth Addition submitted herewith be approved with the exemptions or variations as requested herein.

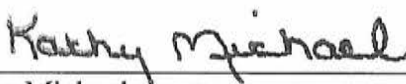
Respectfully submitted,

By

COUNTY CLERK'S CERTIFICATE

State of Illinois)
)ss.
County of McLean)

I, Kathy Michael, County Clerk of McLean County, State of Illinois, do hereby certify that on the 29 day of April, 2022, there were no delinquent general or special assessments unpaid, special assessments or delinquent special assessments unpaid against the tract of land shown on the plat attached to this certificate and described in the certificate of the Surveyor attached hereto and to said Plat.



Kathy Michael
County Clerk, McLean County, Illinois

PIN 15-31-351-014

OWNER'S CERTIFICATE

State of California)
)ss.
County of Riverside)

KNOW ALL MEN BY THESE PRESENTS, That we, the undersigned, hereby certify that we are the owners of the premises embodied in the attached Plat of Empire Business Park Twelfth Addition in the City of Bloomington, McLean County, Illinois, and that we have caused said Plat to be made and that it is a true and correct plat of "Empire Business Park Twelfth Addition" in the City of Bloomington, McLean County, Illinois as laid off in lots and streets by Brent Bazan, Registered Illinois Land Surveyor Number 3715; and we, the undersigned, hereby dedicate and set apart to the City of Bloomington for general utility purposes, (and further dedicated the public use areas as shown on said Plat)*

IN WITNESS WHEREOF, we have hereunto set our hands and affixed our seals this
10th day of May, 2022.



Signature

*where dedication is required under Section 3.5.

NOTARY CERTIFICATE

See Attached
California All-Purpose
Acknowledgment

State of California)
)ss.
County of Riverside)

I, _____, a Notary Public in and for the county and State aforesaid, do hereby certify that _____ personally known to be the same person whose name is subscribed to the foregoing owner's statement, appeared before me, this day, in person and acknowledged the execution of this statement as his free and voluntary act.

Given under my hand and notarial seal this _____ day of _____, 2022.

Notary Public

My commission expires _____.

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

On 05/10/2022

Date

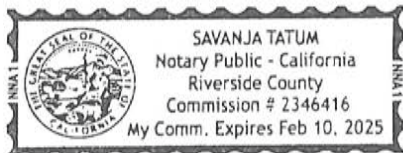
before me,

Savanja Tatum, Notary Public
Here Insert Name and Title of the Officer

personally appeared John Deane

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Owner's Certificate

Document Date: 05/10/2022 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

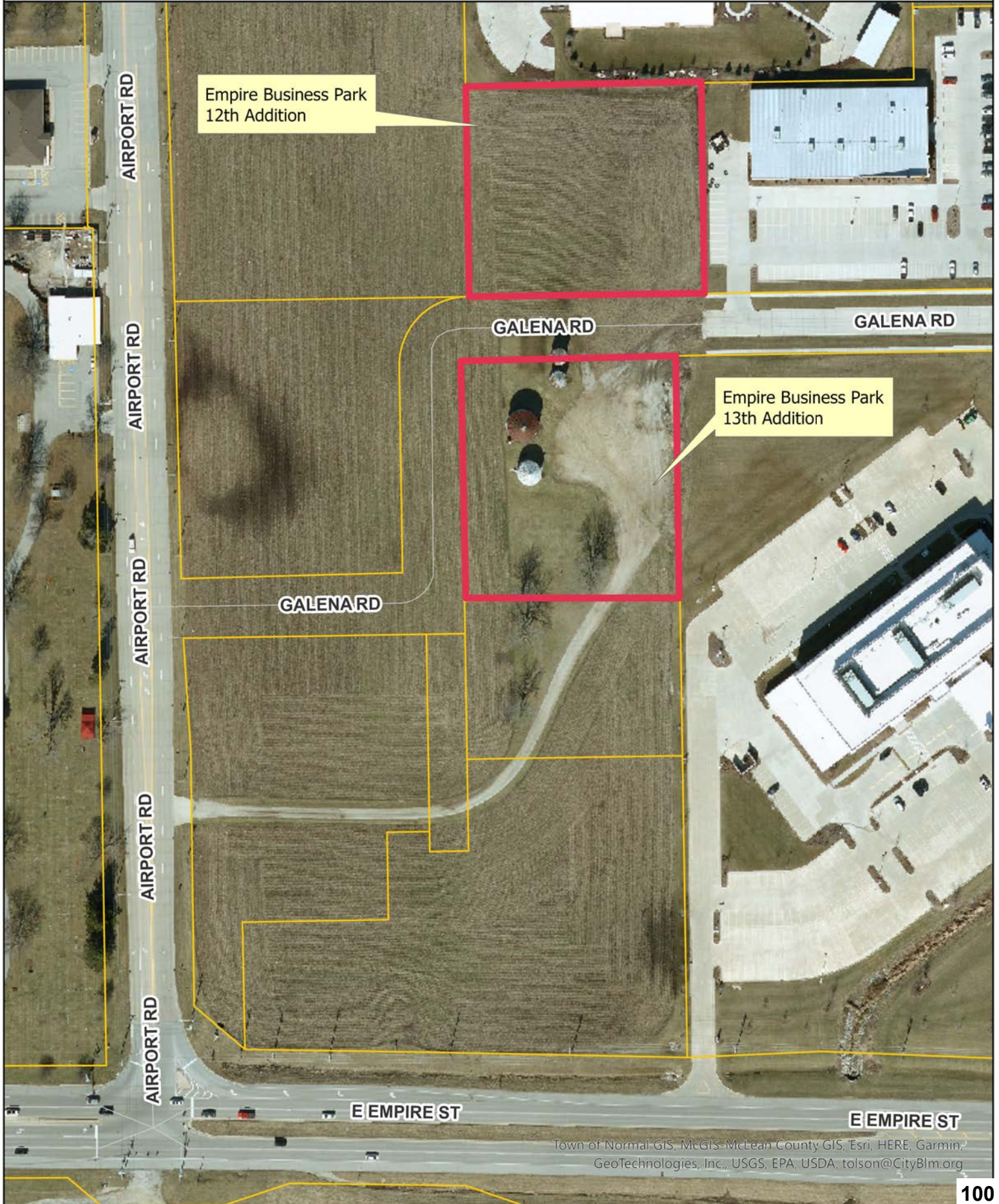
SCHOOL DISTRICT CERTIFICATE

This is to certify that I John Deamon as Owner/Developer of the property herein described in the Surveyor's Certificate, which will be known as Empire Business Park Twelfth Addition, to the best of my knowledge, is located within the boundaries of Community Unit School District No. 5 in McLean County, Illinois.

Dated this 10th day of May, 2022.


J

Owner/Developer





F.O.B. Development, Inc. (Empire Business Park 12th Add.)

Date Prepared: 05/24/2022

Shown on Final Plat:		Initial
	Easements shown for all public improvements	SJL
	City Engineer's Signature Block	SJL
	Clerk's Signature Block	SJL
	Areas or facilities to be dedicated to the public	SJL
	Railroad Right of Ways	N/A
	Subdivision Boundaries	SJL
	References to nearest street lines, Township, Sections lines, or monuments.	SJL
	Name of Subdivision	SJL
	Legal Description	SJL
	Existing Parcel Id Number (PIN)	SJL
	Surveyor's statement regarding any Special Flood Hazard Areas.	SJL
	Total Acreage	SJL
	Street Names	SJL
	Proposed Lot numbers (consecutively numbered)	SJL
	Front Yard Setbacks	-
The following shall be provided:		
	School District Certificate	SJL
	County Clerk's Certificate	SJL
	Owner's Certificate	SJL
	Drainage Statement	SJL
	Owner's Petition	SJL
	Ordinance	SJL
	Utility Company Signoffs	N/A
	Digital PDF Submittal provided to Public Works	SJL
	Digital CAD format submittal provided to Public Works	Not yet
	2 Mylar Copies	
	12 Paper Copies	
The following requirements shall be met:		
	Final plat retains the design characteristics of a valid Preliminary Plan that has not expired	SJL
	Retains the design characteristics of approved public improvement engineering plans and specifications.	SJL
	Final Plat is signed by IL licensed surveyor	SJL
	Plans for all public improvements approved by Public Works	SJL

MEMORANDUM

May 25, 2022

To: Glen Wetterow, City Planner
From: Steven J. Law, P.E.
Subject: Empire Business Park Subdivision, Twelfth Addition
Performance Guarantees and Tap-on Fees

The following are the Performance Guarantee and Tap On fees required from the developer before releasing for recording the final plat: Empire Business Park Subdivision, Twelfth Addition. The final plat will be considered for approval by the City Council at the June 13th, 2022 meeting.

A. Performance Guarantee:

Galena Road has been previously constructed from west of Trinity Lane to Airport Road and the sidewalk is the only remaining adjacent public improvement yet to be constructed. No bonding is required at this time as bonding was put in place in a previous addition.

110% of all uncompleted public improvement construction costs:	\$ 0.00
Total Bond Amount Required	\$ 0.00

Bond/Guarantee must be in the form(s) and language provided by City Code.

- Any bonds currently in effect for Empire Business Park should remain in effect.

B: Tap-On Fees:

The following tap-on fees are due per the July 14, 1998 Annexation Agreement with Armstrong Construction, Inc., Ron Rave and Daniel G. Deneen:

Area of subdivision: 1.467 acres

Airport Road frontage = 0 Feet

- 1) G.E. Valley Sewer Extension: \$300.00/ac + 6% simple interest from 10/1995** (Used CPI Interest)
- 2) Golden Eagle / Sapphire Sewer: \$325 /ac + 6% simple interest from 04/2005** (Used CPI Interest)
- 3) G.E. Rd. Water Main Extension: \$15.00/lf of G.E. Rd.
- 4) Airport Rd. Water Main Extension: \$15.00/lf of Airport Rd. + 6% simple interest from 09/1976**
- 5) Airport Rd. Pavement, MFT: \$80.00/lf of Airport Rd + 6% simple interest from 08/2005**
- 6) Stormwater Detention Fee: Per the Preliminary Plan, parcels draining to Airport Road shall provide on-site detention, and any portion of the lots which drain to the existing Eagle Creek detention basins without passing through the regional detention basin construction within the development shall pay a fee in lieu of detention. This parcel drains to the Eagle Creek basin and therefore requires a fee in lieu which is \$6000.00/ac.
- 7) Fee in lieu of Park Land: None, no lots zoned residential.

** Interest calculated based on the lower of 6% simple interest or the CPI calculated on the principal using the BLS inflation calculator at (http://www.bls.gov/data/inflation_calculator.htm)

		<u>Code</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
1	G.E. Valley Sewer Extension	51101100-54120	\$440.10	\$387.73	\$827.83
2	Golden Eagle/Sapphire Sewer	51101100-54120	\$476.78	\$231.55	\$708.33
3	G.E. Rd. Water Main Extension	50100120-57320	\$0.00	\$0.00	\$0.00
4	Airport Rd. Water Main Extension	50100120-57320	\$0.00	\$0.00	\$0.00
5	Airport Rd. Pavement, MFT	20300300-57320	\$0.00		\$0.00
6	Stormwater Detention	53103100-57320			\$8,802.00
7	Fee in lieu of Park Land	24104100-57320	\$0.00	\$0.00	\$0.00
TOTAL TAP-ON FEES DUE:					\$10,338.16

Tap-on fees were previously overpaid by the developer. The current fees due will come off this overpayment.

C: Guarantee Substandard Street Improvement:

There are no Substandard Street Improvement guarantees required.

cc: Kevin Kothe, Director of Public Works
 Craig Shonkwiler, City Engineer
 Chris Tomerlin
 Patti-Lynn Silva
 file

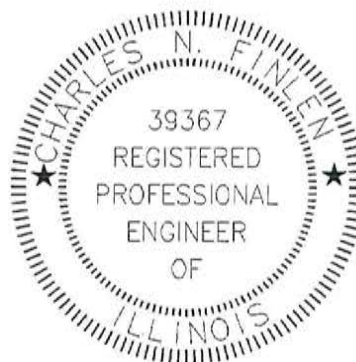
DRAINAGE STATEMENT

I, C. Neil Finlen, Registered Professional Engineer, and F.O.B. Development, being the owner of the premises heretofore platted by Brent A. Bazan, Illinois Professional Land Surveyor No. 3715, to be and become the "Empire Business Park Twelfth Addition" in the City of Bloomington, McLean County, Illinois, do hereby state that to the best of their knowledge and belief, the drainage of surface waters will not be changed by the construction of said Subdivision or any part thereof; or that if such surface waters drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas or drains which the Subdivider has a right to use and that such waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the Subdivision.

I further state that no lots are within the Special Flood Hazard Area, as identified by the Federal Emergency Management Agency.



Registered Professional Engineer No. 039367



OWNER:

BY: [REDACTED] _____



CONSENT AGENDA ITEM NO. 7.K

FOR COUNCIL: June 13, 2022

WARD IMPACTED: Ward 3

SUBJECT: Consideration and action on an Ordinance Approving the Final Plat of Empire Business Park Thirteenth Addition, as requested by the Public Works Department.

RECOMMENDED MOTION: The proposed Ordinance be approved.

STRATEGIC PLAN LINK:

Goal 3. Grow the Local Economy

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 3a. Retention and growth of current local businesses

Objective 5b. City decisions consistent with plans and policies

BACKGROUND: Public Works is recommending an ordinance approving the Final Plat of Empire Business Park Thirteenth Addition. Tap-on fees were previously overpaid by the developer. The current fees due will come from the overpayment. A tap-on fee is a fee paid by the landowner/developer so that the City can recoup its cost to install public infrastructure. See tap-on attachment for additional information. Although public sidewalk will be constructed adjacent to the proposed development, no bonding is required at this time as bonding was put in place in a previous addition.

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The zoning in this area is B-1, General Commercial District. The final plat complies with City engineering standards (Manual of Practice and Chapter 24 of City Code). City staff has no objections to the plan.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: F.O.B. Development

FINANCIAL IMPACT: F.O.B. Development paid all survey, plat, and tap-on costs. See tap-on attachment for additional information. Approval of the Final Plat will facilitate investment in vacant property.

COMMUNITY DEVELOPMENT IMPACT: *The application meets the following goals and objectives of the Bloomington Comprehensive Plan 2035:* Goal ED-4. Enhance the image of Bloomington as a business-friendly community; ED-4.2. Prioritize infill and redevelopment to spur growth and reinvestment in the City; ED-4.4. Evaluate commercial land use needs in the context of changing economic trends.

Respectfully submitted for consideration.

Prepared by: Steven Law, Civil Engineer II

ATTACHMENTS:

PW 5B Ordinance

PW 5C Final Plat_Empire Business Park Thirteenth Addition Final Plat 06132022

PW 5D Owners Petition_Empire Business Park Thirteenth Addition Final Plat 06132022

PW 5E County Clerk Certificate_Empire Business Park Thirteenth Addition Final Plat

PW 5F Owners Certificate_Empire Business Park Thirteenth Addition Final Plat 06132022

PW 5G School District Certificate_Empire Business Park Thirteenth Addition Final Plat

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PW 5J Tap-on Memo_Empire Business Park Thirteenth Addition Final Plat 06132022

PW 5K Drainage Statement_Empire Business Park Thirteenth Addition Final Plat 06132022

ORDINANCE NO. 2022 - _____

**AN ORDINANCE APPROVING THE FINAL PLAT OF
EMPIRE BUSINESS PARK THIRTEENTH ADDITION**

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a Petition for approval of the Final Plat of Empire Business Park Thirteenth Addition dated May 24, 2022, legally described in Exhibit A attached hereto and made a part hereof by this reference; and

WHEREAS, said Petition requests no exemptions or variations from the provisions of the Bloomington City Code; and

Whereas, said Petition qualifies for the expedited final plat procedure set forth in Chapter 24, Section 3.5.6 of the Bloomington City Code; and

WHEREAS, said Petition is valid and sufficient and conforms to the requirements of the statutes in such cases made and provided and the Final Plat attached to said Petition was prepared in compliance with the requirements of the Bloomington City Code.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:

Section 1. The above recitals are incorporated into and made a part of this Ordinance as though fully set forth herein.

Section 2. The Final Plat of Empire Business Park Thirteenth Addition dated May 24, 2022, is hereby approved.

Section 3. This Ordinance is enacted pursuant to the home rule authority of the City of Bloomington granted by Article 7, Section 6 of the 1970 Illinois Constitution.

Section 4. The City Clerk is hereby directed and authorized to publish this ordinance in pamphlet form as provided by law.

Section 5. This Ordinance shall be effective immediately after its approval and publication as required by law.

PASSED this 13th day of June 2022.

APPROVED this _____ day of June 2022.

CITY OF BLOOMINGTON

ATTEST

Mboka Mwilambwe, Mayor

Leslie Smith-Yocum, City Clerk

Exhibit A

Description of Property

A part of the Southwest Quarter of Section 31, Township 24 North, Range 3 East of the Third Principal Meridian, in the City of Bloomington, McLean County, Illinois, more particularly described as follows: Beginning at the Northwest Corner of Lot 2 in Empire Business Park First Addition according to the plat thereof recorded December 21, 2009 as Document No. 2009-38806 in the McLean County Recorder's Office. From said Point of Beginning, thence west 239.82 feet along the South Line of Galena Road which forms an angle of 90°-00'-00" as measured from South to West with the West Line of said Lot 2 to a Point of Curvature; thence southwest 7.85 feet along said South Line being the arc of a curve concave to the southeast with a radius of 5.00 feet and the 7.07 foot chord of said arc forms an angle to the right of 135°-00'-00" with the last described course to a Point of Tangency; thence south 268.72 feet along the East Line of said Galena Road which forms an angle to the right of 135°-00'-00" with the last described chord to the Northwest Corner of Lot 14 in Empire Business Park Ninth Addition according to the plat thereof recorded July 3, 2018 as Document No. 2018-10643 in said Recorder's Office; thence east 244.82 feet along the North Line of said Lot 14 which forms an angle to the right of 90°-00'-00" with the last described course to the Northeast Corner thereof; thence north 273.72 feet along the West Line of said Lot 2 which forms an angle to the right of 90°-00'-00" with the last described course to the Point of Beginning.

Said property contains 1.538 acres, more or less.

This property is part of PIN 15-31-351-014.

EMPIRE BUSINESS PARK THIRTEENTH ADDITION

PART OF SW 1/4 SEC 31, TOWNSHIP 24 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN
CITY OF BLOOMINGTON, McLEAN COUNTY, ILLINOIS

Farnsworth
GROUP

2709 McGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(309) 663-8435 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:

PROJECT:
EMPIRE BUSINESS PARK
THIRTEENTH ADDITION

BLOOMINGTON, ILLINOIS

Date: 5-24-22

Design/Drawn: DJM

Reviewed: MBB

Field Book No.: 3163/23

Project No.: 0220555.00

SHEET TITLE:

FINAL PLAT

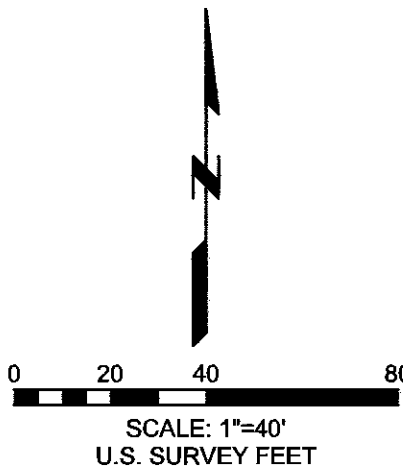
SHEET NUMBER:

1

File No.: 18-2260

LEGEND

●	IRON ROD
R=	RADIUS
L=	ARC LENGTH
C=	CHORD LENGTH
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
*135°00'00"	ANGLE MEASURED TO CHORD
P.O.B.	POINT OF BEGINNING UTILITY EASEMENT LINE



SURVEYOR'S DECLARATION

The following described property has been surveyed and platted under my direction:

A Part of the Southwest Quarter of Section 31, Township 24 North, Range 3 East of the Third Principal Meridian, in the City of Bloomington, McLean County, Illinois, more particularly described as follows: Beginning at the Northwest Corner of Lot 2 in Empire Business Park First Addition according to the plat thereof recorded December 21, 2009 as Document No. 2009-38806 in the McLean County Recorder's Office. From said Point of Beginning, thence west 239.82 feet along the South Line of Galena Road which forms an angle of 90°-00'-00" as measured from South to West with the West Line of said Lot 2 to a Point of Curvature; thence southwest 7.85 feet along said South Line being the arc of a curve concave to the southeast with a radius of 5.00 feet and the 7.07 foot chord of said arc forms an angle to the right of 135°-00'-00" with the last described course to a Point of Tangency; thence south 268.72 feet along the East Line of said Galena Road which forms an angle to the right of 135°-00'-00" with the last described chord to the Northwest Corner of Lot 14 in Empire Business Park Ninth Addition according to the plat thereof recorded July 3, 2018 as Document No. 2018-10643 in said Recorder's Office; thence east 244.82 feet along the North Line of said Lot 14 which forms an angle to the right of 90°-00'-00" with the last described course to the Northeast Corner thereof; thence north 273.72 feet along the West Line of said Lot 2 which forms an angle to the right of 90°-00'-00" with the last described course to the Point of Beginning.

Said property contains 1.538 acres, more or less.

This property has been subdivided into 1 lot, numbered 23 and the easements as shown. Said Subdivision is to be known as "Empire Business Park Thirteenth Addition" in the City of Bloomington, McLean County, Illinois.

This Subdivision lies within Zone X (Area of Minimal Flood Hazard) according to the Federal Emergency Management Agency's Flood Insurance Rate Map for McLean County, Illinois, Map No. 17113C0510 E, dated July 16, 2008.

Notes:

- Distances shown on curved lines are chord distances unless noted otherwise.
- This property is part of PIN 15-31-351-014.

Witness my hand and seal this 24th day of May 2022.

FARNSWORTH GROUP, INC.
2709 McGRAW DRIVE
BLOOMINGTON, IL 61704

By: *Brent A. Bazan*
Brent A. Bazan
Professional Land Surveyor No. 3715



DATE: 5-24-22
EXP. DATE: 11-30-2022
DESIGN FIRM REGISTRATION
NO. 184-001856

This Professional Service conforms to the current Illinois Minimum Standards for a Boundary Survey.

OWNER:
F.O.B. Development, Inc.
c/o John Deneen
280 S. Avenida Caballeros #245
Palm Springs, California 92262

ATTORNEY:
Thomas Jennings
115 W. Jefferson Street
Bloomington, IL 61701

S.W. 1/4 SEC. 31, T.24N., R.3E., 3P.M.

GALENA ROAD (70' R.O.W.)

LOT 23
(1.538± ACRES)

LOT 2
EMPIRE BUSINESS PARK
FIRST ADDITION

GALENA ROAD
(70' R.O.W.)

LOT 14
EMPIRE BUSINESS PARK
NINTH ADDITION

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McLEAN) SS

I, _____, City Clerk of the City of Bloomington, Illinois, do hereby certify that the foregoing is a true and complete copy of an original "Empire Business Park Thirteenth Addition", presented, passed and approved at a regular meeting of said City Council, held on the _____ Day of _____, 2022, by an affirmative vote of the majority of all members of said council, the vote having been taken by yeas and nays and entered on the record of the proceedings of said council.

Witness my hand and seal of said city of Bloomington, this _____ day of _____, 2022.

City Clerk

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McLEAN) SS

I, _____, City Engineer for the City of Bloomington, hereby certify that the land improvements described in the annexed plat and the plans and specification therefor meet the minimum requirements for said City of Bloomington outlined in Chapter 24 of the Bloomington City code.

Dated at Bloomington, Illinois, this _____ day of _____, 2022.

City Engineer
Bloomington, Illinois

PETITION FOR APPROVAL OF FINAL PLAT

State of Illinois)
)ss.
County of McLean)

TO: THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF
BLOOMINGTON, MCLEAN COUNTY, ILLINOIS

Now comes F.O.B. Development, Inc. c/o John Deneen, 280 S Avenida Caballeros #245, Palm Springs California, 92262

hereinafter referred to as your petitioner, respectfully representing and requesting as follows:

1. That your petitioner is the owner of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit A, which is attached hereto and made a part hereof by this reference, is a corporation having proprietary interest in said premises.
2. That your petitioner seeks approval of the Final Plat for the subdivision of said premises to be known and described as Empire Business Park Thirteenth Addition.
3. That your petitioner also seeks approval of the following exemptions or variations from the provisions of Chapter 24 of the Bloomington City Code, 1960: None

WHEREFORE, your petitioner respectfully prays that said Final Plat for Empire Business Park Thirteenth Addition submitted herewith be approved with the exemptions or variations as requested herein.

Respectfully submitted,

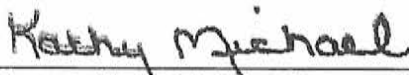
By

By  _____

COUNTY CLERK'S CERTIFICATE

State of Illinois)
)ss.
County of McLean)

I, Kathy Michael, County Clerk of McLean County, State of Illinois, do hereby certify that on the 29 day of April 2022, there were no delinquent general or special assessments unpaid, special assessments or delinquent special assessments unpaid against the tract of land shown on the plat attached to this certificate and described in the certificate of the Surveyor attached hereto and to said Plat.



County Clerk, McLean County, Illinois

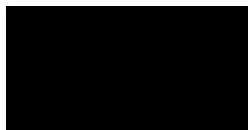
Part of PIN 15-31-351-014

OWNER'S CERTIFICATE

State of California)
)ss.
 County of Riverside)

KNOW ALL MEN BY THESE PRESENTS, That we, the undersigned, hereby certify that we are the owners of the premises embodied in the attached Plat of Empire Business Park Thirteenth Addition in the City of Bloomington, McLean County, Illinois, and that we have caused said Plat to be made and that it is a true and correct plat of "Empire Business Park Thirteenth Addition" in the City of Bloomington, McLean County, Illinois as laid off in lots and streets by Brent Bazan, Registered Illinois Land Surveyor Number 3715; and we, the undersigned, hereby dedicate and set apart to the City of Bloomington for general utility purposes, (and further dedicated the public use areas as shown on said Plat)*

IN WITNESS WHEREOF, we have hereunto set our hands and affixed our seals this
10th day of May, 2022.



Signature

*where dedication is required under Section 3.5.

See Attached
 California All-Purpose
 Acknowledgment

NOTARY CERTIFICATE

State of California)
)ss.
 County of Riverside)

I, _____, a Notary Public in and for the county and State aforesaid, do hereby certify that _____ personally known to be the same person whose name is subscribed to the foregoing owner's statement, appeared before me, this day, in person and acknowledged the execution of this statement as his free and voluntary act.

Given under my hand and notarial seal this _____ day of _____, 2022.

 Notary Public

My commission expires _____.

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of RiversideOn 05/10/2022

Date

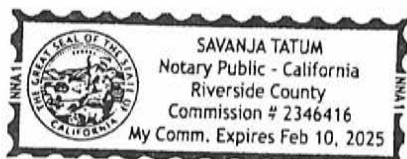
before me, Savanja Tatum

Here Insert Name and Title of the Officer

personally appeared John Doe

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Savanja Tatum

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Quincy CertificateDocument Date: 05/10/2022

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

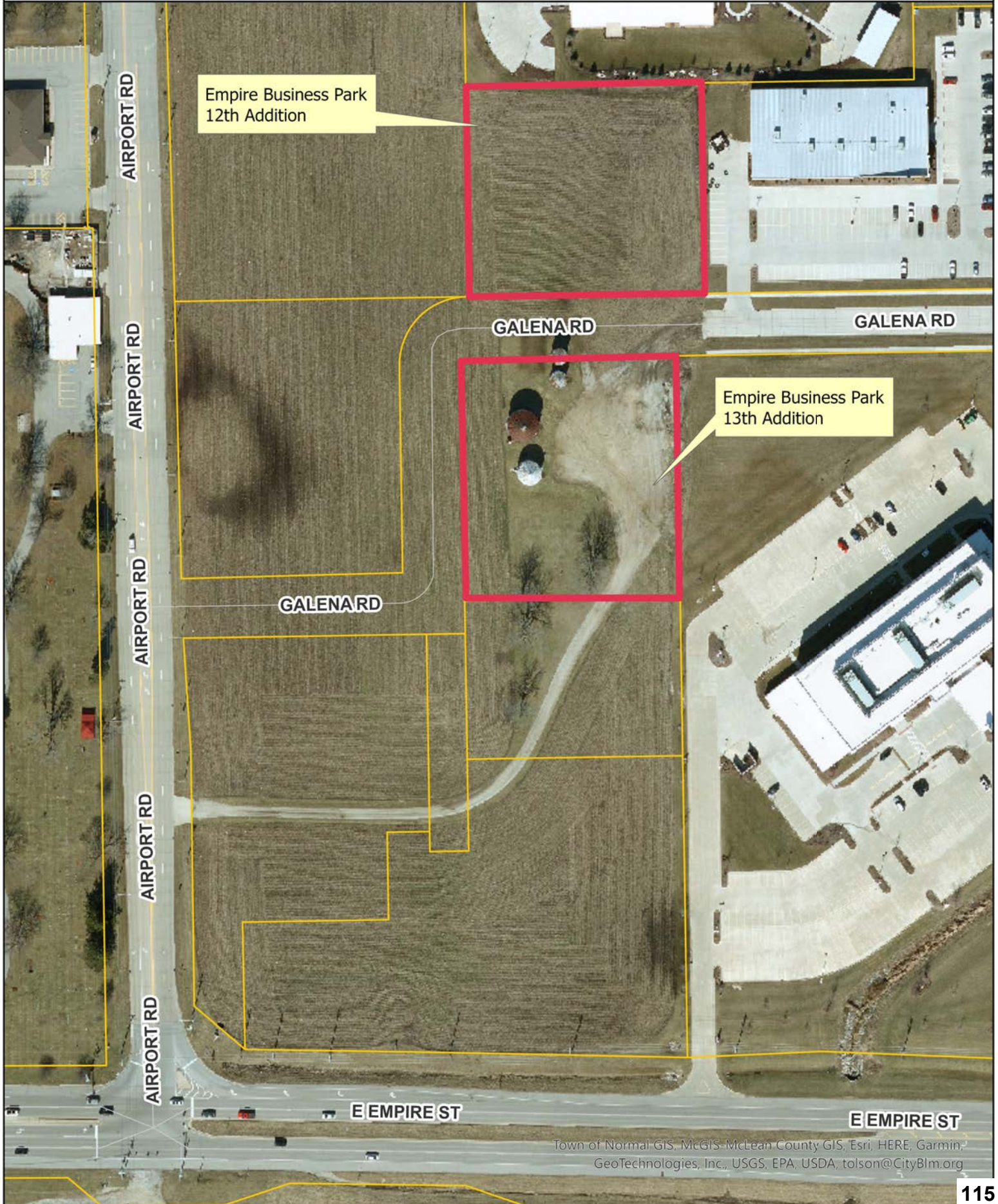
Signer is Representing: _____

SCHOOL DISTRICT CERTIFICATE

This is to certify that I John Dawson as Owner/Developer of the property herein described in the Surveyor's Certificate, which will be known as Empire Business Park Thirteenth Addition, to the best of my knowledge, is located within the boundaries of Community Unit School District No. 5 in McLean County, Illinois.

Dated this 10th day of May, 2022.


Owner/Developer





F.O.B. Development, Inc. (Empire Business Park 13th Add.)

Date Prepared: 05/24/2022

Shown on Final Plat:		Initial
	Easements shown for all public improvements	SJL
	City Engineer's Signature Block	SJL
	Clerk's Signature Block	SJL
	Areas or facilities to be dedicated to the public	SJL
	Railroad Right of Ways	N/A
	Subdivision Boundaries	SJL
	References to nearest street lines, Township, Sections lines, or monuments.	SJL
	Name of Subdivision	SJL
	Legal Description	SJL
	Existing Parcel Id Number (PIN)	SJL
	Surveyor's statement regarding any Special Flood Hazard Areas.	SJL
	Total Acreage	SJL
	Street Names	SJL
	Proposed Lot numbers (consecutively numbered)	SJL
	Front Yard Setbacks	-
The following shall be provided:		
	School District Certificate	SJL
	County Clerk's Certificate	SJL
	Owner's Certificate	SJL
	Drainage Statement	SJL
	Owner's Petition	SJL
	Ordinance	SJL
	Utility Company Signoffs	N/A
	Digital PDF Submittal provided to Public Works	SJL
	Digital CAD format submittal provided to Public Works	Not yet
	2 Mylar Copies	
	12 Paper Copies	
The following requirements shall be met:		
	Final plat retains the design characteristics of a valid Preliminary Plan that has not expired	SJL
	Retains the design characteristics of approved public improvement engineering plans and specifications.	SJL
	Final Plat is signed by IL licensed surveyor	SJL
	Plans for all public improvements approved by Public Works	SJL

MEMORANDUM

May 25, 2022

To: Glen Wetterow, City Planner
From: Steven J. Law, P.E.
Subject: Empire Business Park Subdivision, Thirteenth Addition
Performance Guarantees and Tap-on Fees

The following are the Performance Guarantee and Tap On fees required from the developer before releasing for recording the final plat: Empire Business Park Subdivision, Thirteenth Addition. The final plat will be considered for approval by the City Council at the June 13th, 2022 meeting.

A. Performance Guarantee:

Galena Road has been previously constructed from west of Trinity Lane to Airport Road and the sidewalk is the only remaining adjacent public improvement yet to be constructed. No bonding is required at this time as bonding was put in place in a previous addition.

110% of all uncompleted public improvement construction costs:	\$ 0.00
Total Bond Amount Required	\$ 0.00

Bond/Guarantee must be in the form(s) and language provided by City Code.

- Any bonds currently in effect for Empire Business Park should remain in effect.

B: Tap-On Fees:

The following tap-on fees are due per the July 14, 1998 Annexation Agreement with Armstrong Construction, Inc., Ron Rave and Daniel G. Deneen:

Area of subdivision: 1.538 acres

Airport Road frontage = 0 Feet

- 1) G.E. Valley Sewer Extension: \$300.00/ac + 6% simple interest from 10/1995** (Used CPI Interest)
- 2) Golden Eagle / Sapphire Sewer: \$325 /ac + 6% simple interest from 04/2005** (Used CPI Interest)
- 3) G.E. Rd. Water Main Extension: \$15.00/lf of G.E. Rd.
- 4) Airport Rd. Water Main Extension: \$15.00/lf of Airport Rd. + 6% simple interest from 09/1976**
- 5) Airport Rd. Pavement, MFT: \$80.00/lf of Airport Rd + 6% simple interest from 08/2005**
- 6) Stormwater Detention Fee: Per the Preliminary Plan, parcels draining to Airport Road shall provide on-site detention, and any portion of the lots which drain to the existing Eagle Creek detention basins without passing through the regional detention basin construction within the development shall pay a fee in lieu of detention. This parcel is tributary to the existing Empire Business Park regional basin and therefore no fee is required.
- 7) Fee in lieu of Park Land: None, no lots zoned residential.

** Interest calculated based on the lower of 6% simple interest or the CPI calculated on the principal using the BLS inflation calculator at (http://www.bls.gov/data/inflation_calculator.htm)

		<u>Code</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
1	G.E. Valley Sewer Extension	51101100-54120	\$461.40	\$406.49	\$867.89
2	Golden Eagle/Sapphire Sewer	51101100-54120	\$499.85	\$242.76	\$742.61
3	G.E. Rd. Water Main Extension	50100120-57320	\$0.00	\$0.00	\$0.00
4	Airport Rd. Water Main Extension	50100120-57320	\$0.00	\$0.00	\$0.00
5	Airport Rd. Pavement, MFT	20300300-57320	\$0.00		\$0.00
6	Stormwater Detention	53103100-57320			\$0.00
7	Fee in lieu of Park Land	24104100-57320	\$0.00	\$0.00	\$0.00
TOTAL TAP-ON FEES DUE:					\$1,610.50

Tap-on fees were previously overpaid by the developer. The current fees due will come off this overpayment.

C: Guarantee Substandard Street Improvement:

There are no Substandard Street Improvement guarantees required.

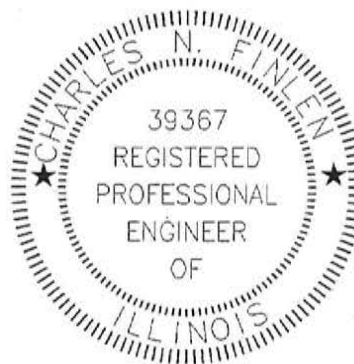
cc: Kevin Kothe, Director of Public Works
 Craig Shonkwiler, City Engineer
 Chris Tomerlin
 Patti-Lynn Silva
 file

DRAINAGE STATEMENT

I, C. Neil Finlen, Registered Professional Engineer, and F.O.B. Development, being the owner of the premises heretofore platted by Brent A. Bazan, Illinois Professional Land Surveyor No. 3715, to be and become the "Empire Business Park Thirteenth Addition" in the City of Bloomington, McLean County, Illinois, do hereby state that to the best of their knowledge and belief, the drainage of surface waters will not be changed by the construction of said Subdivision or any part thereof; or that if such surface waters drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas or drains which the Subdivider has a right to use and that such waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the Subdivision.

I further state that no lots are within the Special Flood Hazard Area, as identified by the Federal Emergency Management Agency.


 Registered Professional Engineer No. 039367



OWNER:

BY: _____



CONSENT AGENDA ITEM NO. 7.L

FOR COUNCIL: June 13, 2022

WARD IMPACTED: City-Wide Impact

SUBJECT: Consideration and action on an Ordinance Authorizing a Construction Contract Between the City of Bloomington and Hoerr Construction, Inc., for the FY2023 Sewer Rehabilitation Program (Bid #2022-31), in the amount of \$1,429,726.60, as requested by the Public Works Department.

RECOMMENDED MOTION: The proposed Ordinance be approved.

STRATEGIC PLAN LINK:

Goal 2. Upgrade City Infrastructure and Facilities

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 2c. Functional, well maintained sewer collection system

Objective 5a. Well-planned City with necessary services and infrastructure

BACKGROUND: Public Works is recommending the approval of an Ordinance Authorizing a Construction Contract between the City of Bloomington and Hoerr Construction Inc. for the FY23 Sewer Rehabilitation Program, in the amount of \$1,429,726.60.

The proposed work within this contract includes the Base Bid and Additive Alternative 3. This scope of work involves installation of approximately 21,000 feet of sanitary sewer cured-in-place pipe lining (CIPP) of sizes between eight inches and 24 inches and a contingency line item.

The bid package included a base bid and three additive alternatives that could be selected if the bids came in under the FY 2023 budgeted amount. The contractors, base bids, contingency, additive alternates, and total bid amounts are listed in the attached bid tab. Additive Alternative 1 and 2 are not recommended, because they would push the total contract value to \$1,568,457.60, which would be beyond the FY23 budgeted amount. The contract allows 240 calendar days for the work to be completed from the issuance of the Notice to Proceed.

The Public Works Department prepared plans and specifications for the FY23 Sewer Rehabilitation and advertised the project for competitive bids. Bids for this project were received until 10:00 AM Tuesday, April 26, 2022, electronically via the City's e-Procurement Portal, OPENGOV. Staff received two (2) bids and opened them at 10:02 AM on Tuesday, April 26, 2022, via a Virtual Bid Opening. Hoerr Construction and Insituform Technologies USA, LLC, are not local firms and, therefore, the local preference policy does not impact the recommendation.

Public Works did not receive any other complete bids. Contingency is included in the bid

and shall be used for unforeseen issues which may arise during the project. This contingency shall be at the City's sole discretion and any amount not used during the project shall revert to the City and not be paid to the contractor.

The CIPP sewer lining process involves inverting or pulling a resin-saturated tube made of polyester, fiberglass cloth, or other materials into an existing pipe and curing the resin with hot water or steam to form a tight-fitting, corrosion-resistant pipe. Sewers requiring CIPP liners were selected for rehabilitation, based on review and recommendations by RJN Group, a City engineering consultant. RJN was hired by the City to evaluate and make recommendations after reviewing over 300,000 feet (about 57 miles) of closed-circuit television (CCTV) sewer videos. The CCTV sewer videos evaluated by RJN were developed through the City's annual CCTV contract.

Since 2012, the City of Bloomington has televised approximately 250 miles, or 75 percent, of the 335 miles of combo and sanitary sewers using CCTV. By televising the sewers, staff and consultants can determine the condition of the existing sewer system and prioritize sewers to be lined, before potential failures at the surface, and reduce the chances of expensive sewer point repairs that require traditional excavation methods.

In addition to the televising on these contracts, the City receives a detailed pipe assessment and rating utilizing a standardized system called the NASSCO Pipeline Assessment Certification Program (PACP). The sewer rehabilitation contracts prioritize the sewers that require CIPP lining based on such criteria as: Consequences of Failure (COF), PACP structural assessment or Likelihood of Failure (LOF), and the location of the sewer under major City routes. Based on the RJN report, this sewer rehabilitation contract will address approximately 21,000 feet of the 38,000 feet of the PACP structural scores of 5, which are the pipes that are rated as extremely high risk for failure or a LOF of 5.

If the City can determine the conditions and potential failures in the sewer system before the road fails, there is a good chance that point repairs and road failures would be minimized from lining with a structural CIPP liner. The average point repair can cost \$15,000 or more, and the City could line over 430 feet of 8" sewer with the same money. The 2014 City of Bloomington Stormwater and Sanitary Sewer Master Plans has recommended spending \$3,250,000 annually to rehabilitate the City's sewer system.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The Request for Bids was released through the City's OpenGov portal and advertised in *The Pantagraph* on April 5, 2022.

FINANCIAL IMPACT: If approved, the awarded contract amount of \$1,429,726.60 will be paid out of the Sanitary Sewer-Sewer Construction & Improvement account (51101100-72550). This project is included in the FY 2023 Budget as the "Multi-Year Sanitary Sewer Rehabilitation" for \$1,270,000. This project will also utilize \$159,726 included the FY 2023 Budget as the "Multi-Year Sanitary Sewer Assessment" which has a total budget amount of \$200,000. If approved a budget transfer of \$159,726 from Sanitary Sewer A&E for Capital (51101100-70051) to the Sanitary Sewer-Sewer Construction & Improvement account (51101100-72550) will be processed. Stakeholders can locate this in the FY 2023 Budget Book titled "Other Funds & Capital Improvement" on pages 144, 145 226, 318, 320, 321, 324 and 325.

COMMUNITY DEVELOPMENT IMPACT: *The application meets the following goals and objectives of the Bloomington Comprehensive Plan 2035:* Goal UEW-1. Provide quality public infrastructure within the City to protect public health, safety and the environment, Objective UEW-1.1. Maintain the existing City operated infrastructure in good condition by prioritizing maintenance over building new and implementing fees to cover costs, Objective UEW-1.7. Reliable and efficient collections systems (sanitary sewer, combined sewer, and storm sewer systems) to protect public health, safety and the environment.

Respectfully submitted for consideration.

Prepared by: Ward Snarr, Civil Engineer II

ATTACHMENTS:

[PW 6B Ordinance_FY23 Sewer Rehabilitation 06132022](#)

[PW 6C Contract_FY23 Sewer Rehabilitation 06132022](#)

[PW 6D Bid Tab_ FY23 Sewer Rehabilitation 06132022](#)

[PW 6E Overall Plan_FY23 Sewer Rehabilitation 06132022](#)

[PW 6F Completed Sewer Lining Map_FY23 Sewer Rehabilitation 06132022](#)

ORDINANCE NO. 2022 - _____

AN ORDINANCE AUTHORIZING A CONSTRUCTION CONTRACT BETWEEN THE CITY OF BLOOMINGTON AND HOERR CONSTRUCTION, INC., FOR THE FY2023 SEWER REHABILITATION PROGRAM (BID #2022-31), IN THE AMOUNT OF \$1,429,726.60

WHEREAS, the City of Bloomington ("City") is a home rule unit of local government with authority to legislate in matters concerning its local government and affairs; and

WHEREAS, subject to the provisions of the City Code, City staff is recommending a contract with Hoerr Construction, Inc. (CONTRACTOR) be approved for the FY2023 Sewer Rehabilitation Program (PROJECT) in the amount of \$1,429,726.60; and

WHEREAS, PROJECT consists of work necessary to install approximately 21,000 feet of sanitary sewer cured-in-place pipe lining of sizes between eight and 24 inches, and a contingency line item; and

WHEREAS, the City Council finds it in the best interest of the City to approve the contract;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, ILLINOIS:

SECTION 1. The above recitals are incorporated herein by this reference as if specifically stated in full.

SECTION 2. The City Manager, or designated representatives, are authorized to execute the Contract, and any other necessary documents to effectuate the purchase. The City Manager, or designee, is further authorized to approve any changes to the work or increases in the contract amount, up to the contingency amount set forth in the contract, to the extent the City Manager finds such to be in the best interests of the City.

SECTION 3. In the event that any section, clause, provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect.

SECTION 4. The City Clerk is hereby authorized to publish this ordinance in pamphlet form as provided by law.

SECTION 5. This Ordinance is enacted pursuant to the authority granted to the City as a home rule unit by Article VII, Section 6 of the 1970 Illinois Constitution.

SECTION 6. This ordinance shall be effective immediately after its approval and publication as required by law.

PASSED this 13th day of June 2022.

APPROVED this ____ day of June 2022.

CITY OF BLOOMINGTON

Mboka Mwilambwe, Mayor

ATTEST

Leslie Smith-Yocum, City Clerk

CITY OF BLOOMINGTON
CONTRACT WITH
Hoerr Construction, Inc.
FOR
FY 2023 SEWER REHABILITATION

THIS AGREEMENT, dated this _____ day of June, 2022, is between the City of Bloomington (hereinafter "CITY") and Hoerr Construction, Inc. (hereinafter "CONTRACTOR").

NOW THEREFORE, the parties agree as follows:

Section 1. Recitals. The recitals set forth above are incorporated into this Section 1 as if specifically stated herein.

Section 2. Incorporation of Bid/RFP/RFQ & Proposal Terms / Prevailing Wage. This work was subject to the following procurement initiative by the CITY:
Bid #2022-31 FY2023 Sewer Rehabilitation Project (hereinafter "Request")

Accordingly, the provisions of the Request and the proposal submitted by CONTRACTOR (hereinafter collectively referred to as "Procurement Documents" and attached as Exhibit A), shall be incorporated into this Contract and made a part thereof and shall be considered additional contractual requirements that must be met by CONTRACTOR. In the event of a direct conflict between the provisions of this contract and the incorporated documents, the provisions of this contract shall apply. This contract calls for the construction of a "public work," within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130/01 et seq. ("the Act"). The Act requires contractors and subcontractors to pay laborers, workers and mechanics performing services on public works projects no less than the current "prevailing rate of wages" (hourly cash wages plus amount for fringe benefits) in the county where the work is performed. The Department publishes the prevailing wage rates on its website. The Department revises the prevailing wage rates and the contractor/subcontractor has an obligation to check the Department's web site for revisions to prevailing wage rates. For information regarding current prevailing wage rates, please refer to the Illinois Department of Labor's website. All contractors and subcontractors rendering services under this contract must comply with all requirements of the Act, including but not limited to, all wage requirements and notice and record keeping duties. This includes Public Act 100-1177 which became effective on June 1, 2019.

Section 3. Description of Services. CONTRACTOR shall provide the services/work identified in the Procurement Documents, and specifically as follows: FY2023 Sewer Rehabilitation with CIPP liners of various sizes and other work items related to lining.

Section 4. Payment. For the work performed by CONTRACTOR under this Contract, the CITY shall pay CONTRACTOR one of the following:

- ☐ A flat fee of \$ _____ as set forth in the Procurement Documents.
- ☒ Fees as set forth in the Procurement Documents.

Section 5. Default and Termination. Either party shall be in default if it fails to perform all or any part of this Contract. If either party is in default, the other party may terminate this Contract upon giving written notice of such termination to the party in default. Such notice shall be in writing and provided thirty (30) days prior to termination. The non-defaulting party shall be entitled to all remedies, whether in law or equity, upon the default or a violation of this Contract. In addition, the prevailing party shall be entitled to reimbursement of attorney's fees and court costs.

Section 6. Representations of Vendor. CONTRACTOR hereby represents it is legally able to perform the work that is subject to this Contract.

Section 7. Assignment. Neither party may assign this Contract, or the proceeds thereof, without written consent of the other party.

Section 8. Compliance with Laws. CONTRACTOR agrees that any and all work by CONTRACTOR shall at all times comply with all laws, ordinances, statutes and governmental rules, regulations and codes.

Section 9. Compliance with FOIA Requirements. CONTRACTOR further explicitly agrees to furnish all records related to this Contract and any documentation related to CITY required under an Illinois Freedom of Information Act (ILCS 140/1 et. seq.) ("FOIA") request within five (5) business days after CITY issues notice of such request to CONTRACTOR. CONTRACTOR agrees to not apply any costs or charge any fees to the CITY regarding the procurement of records required pursuant to a FOIA request. CONTRACTOR shall be responsible for any damages/penalties assessed to CITY for CONTRACTOR'S failure to furnish all documentation in CONTRACTOR'S possession responsive and related to a request within five (5) days after CITY issues a notice of a request.

Section 10. Governing Law. This Agreement shall be governed by and interpreted pursuant to the laws of the State of Illinois.

Section 11. Joint Drafting. The parties expressly agree that this agreement was jointly drafted, and that both had opportunity to negotiate its terms and to obtain the assistance of counsel in reviewing it terms prior to execution. Therefore, this agreement shall be construed neither against nor in favor of either party, but shall construed in a neutral manner.

Section 12. Attorney Fees. In the event that any action is filed in relation to this agreement, the unsuccessful party in the action shall pay to the successful party, in addition to all the sums that either party may be called on to pay, a reasonable sum for the successful party's attorneys' fees.

Section 13. Paragraph Headings. The titles to the paragraphs of this agreement are solely for the convenience of the parties and shall not be used to explain, modify, simplify, or aid in the interpretation of the provisions of this agreement.

Section 14. Counterparts. This agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute the same instrument.

CITY OF BLOOMINGTON

By: _____
Its City Manager

ATTEST:

By: _____
City Clerk

Hoerr Construction, Inc.

By: _____
Its Vice President

By: _____
Its OWNER

CITY OF BLOOMINGTON
FY2023 SEWER REHABILITATION
 PROJECT NO. # 60-18-53006-23-00
 Bid No. 2022-31
Bid Tabulation

Bid Opening Date: 04/26/2022
 Bid Opening Time: 10:02 AM
 Prepared By: WFS 05/25/2022

LOW BID

		Budget	Award						
A. SEWER REHAB.									
BASE BID		\$1,470,000.00		ENGINEERS ESTIMATE		Hoerr Construction Inc.		Insituform Technologies USA, LLC	
ITEM	DESCRIPTION	UNIT	APPROX. QTY	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
1	8" Dia. Cured-In-Place Pipe (CIPP)	LF	3250	\$32.00	\$104,000.00	\$35.00	\$113,750.00	\$44.60	\$144,950.00
2	10" Dia. Cured-In-Place Pipe (CIPP)	LF	564	\$40.00	\$22,560.00	\$51.00	\$28,764.00	\$47.90	\$27,015.60
3	12" Dia. Cured-In-Place Pipe (CIPP)	LF	10430	\$42.00	\$438,060.00	\$41.00	\$427,630.00	\$47.90	\$499,597.00
4	14"-15" Dia. Cured-In-Place Pipe (CIPP)	LF	4461	\$55.00	\$245,355.00	\$56.00	\$249,816.00	\$66.40	\$296,210.40
5	20" Dia. Cured-In-Place Pipe (CIPP)	LF	273	\$64.00	\$17,472.00	\$102.00	\$27,846.00	\$120.80	\$32,978.40
6	24" Dia. Cured-In-Place Pipe (CIPP)	LF	1917	\$92.00	\$176,364.00	\$115.00	\$220,455.00	\$138.10	\$264,737.70
7	Supply Water - Complete	LS	1	\$4,000.00	\$4,000.00	\$3,600.00	\$3,600.00	\$20,600.00	\$20,600.00
8	Traffic Control and Protection	LS	1	\$20,000.00	\$20,000.00	\$7,800.00	\$7,800.00	\$87,800.00	\$87,800.00
9	Mobilization	LS	1	\$30,000.00	\$30,000.00	\$29,000.00	\$29,000.00	\$80,750.00	\$80,750.00
10	Contingency	LS	1	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
11	Service Lateral Reinstatement	EA	600	\$100.00	\$60,000.00	\$90.00	\$54,000.00	\$113.00	\$67,800.00
12	Removal of Protruding Lateral Connections	EA	100	\$425.00	\$42,500.00	\$400.00	\$40,000.00	\$580.00	\$58,000.00
13	Lateral Launch	HR	200	\$425.00	\$85,000.00	\$410.00	\$82,000.00	\$635.00	\$127,000.00
14	Special Cleaning - TV Truck	HR	80	\$275.00	\$22,000.00	\$340.00	\$27,200.00	\$582.00	\$46,560.00
15	Special Cleaning - Jet-Vac Truck	HR	80	\$275.00	\$22,000.00	\$150.00	\$12,000.00	\$582.00	\$46,560.00
TOTAL BASE BID A					\$1,389,311.00		\$1,423,861.00		\$1,900,559.10

B. ADDITIVE ALTERNATIVE 1									
ITEM	DESCRIPTION	UNIT	APPROX. QTY	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
1	18" Dia. Cured-In-Place Pipe (CIPP)	LF	1089	\$62.00	\$67,518.00	\$79.00	\$86,031.00	\$107.00	\$116,523.00
TOTAL ADD. ALT. B					\$67,518.00		\$86,031.00		\$116,523.00

C. ADDITIVE ALTERNATIVE 2									
ITEM	DESCRIPTION	UNIT	APPROX. QTY	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
1	30" Dia. Cured-In-Place Pipe (CIPP)	LF	340	\$175.00	\$59,500.00	\$155.00	\$52,700.00	\$235.00	\$79,900.00
TOTAL ADD. ALT. C					\$59,500.00		\$52,700.00		\$79,900.00

D. ADDITIVE ALTERNATIVE 3									
ITEM	DESCRIPTION	UNIT	APPROX. QTY	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
1	ZIA SYSTEM CONTINUOUS TEMPERATURE MONITORING & DATA COLLECTION (24"- 30")	FT	2256	\$3.00	\$6,768.00	\$2.60	\$5,865.60	\$3.00	\$6,768.00
TOTAL ADD. ALT. D					\$6,768.00		\$5,865.60		\$6,768.00

A. TOTAL BASE BID = \$1,389,311.00 \$1,423,861.00 \$1,900,559.10

B. ADDITIVE ALTERNATIVE 1 = \$67,518.00 \$86,031.00 \$116,523.00

C. ADDITIVE ALTERNATIVE 2 = \$59,500.00 \$52,700.00 \$79,900.00

D. ADDITIVE ALTERNATIVE 3 = \$6,768.00 \$5,865.60 \$6,768.00

TOTAL A + B = \$1,456,829.00 \$1,509,892.00 \$2,017,082.10

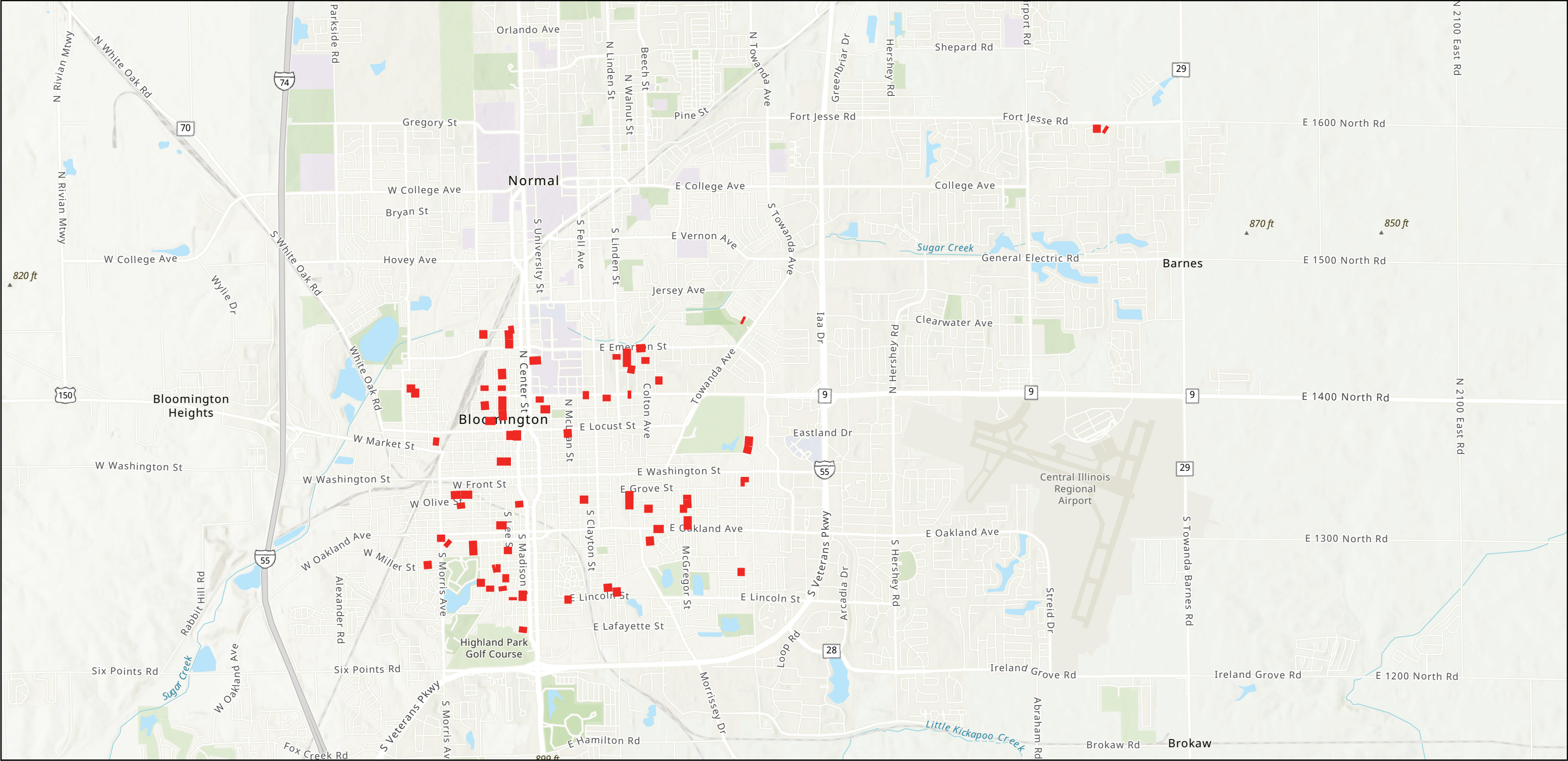
****Selected Base + Alternates to be Awarded** **TOTAL A + D =** \$1,396,079.00 \$1,429,726.60 \$1,907,327.10

TOTAL A + B + C = \$1,516,329.00 \$1,562,592.00 \$2,096,982.10

TOTAL A + B + D = \$1,463,597.00 \$1,515,757.60 \$2,023,850.10

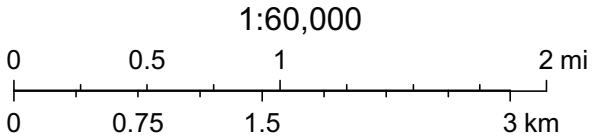
TOTAL A + B + C + D = \$1,523,097.00 \$1,568,457.60 \$2,103,750.10

FY23 SEWER REHABILITATION



5/26/2022

Televised Segment



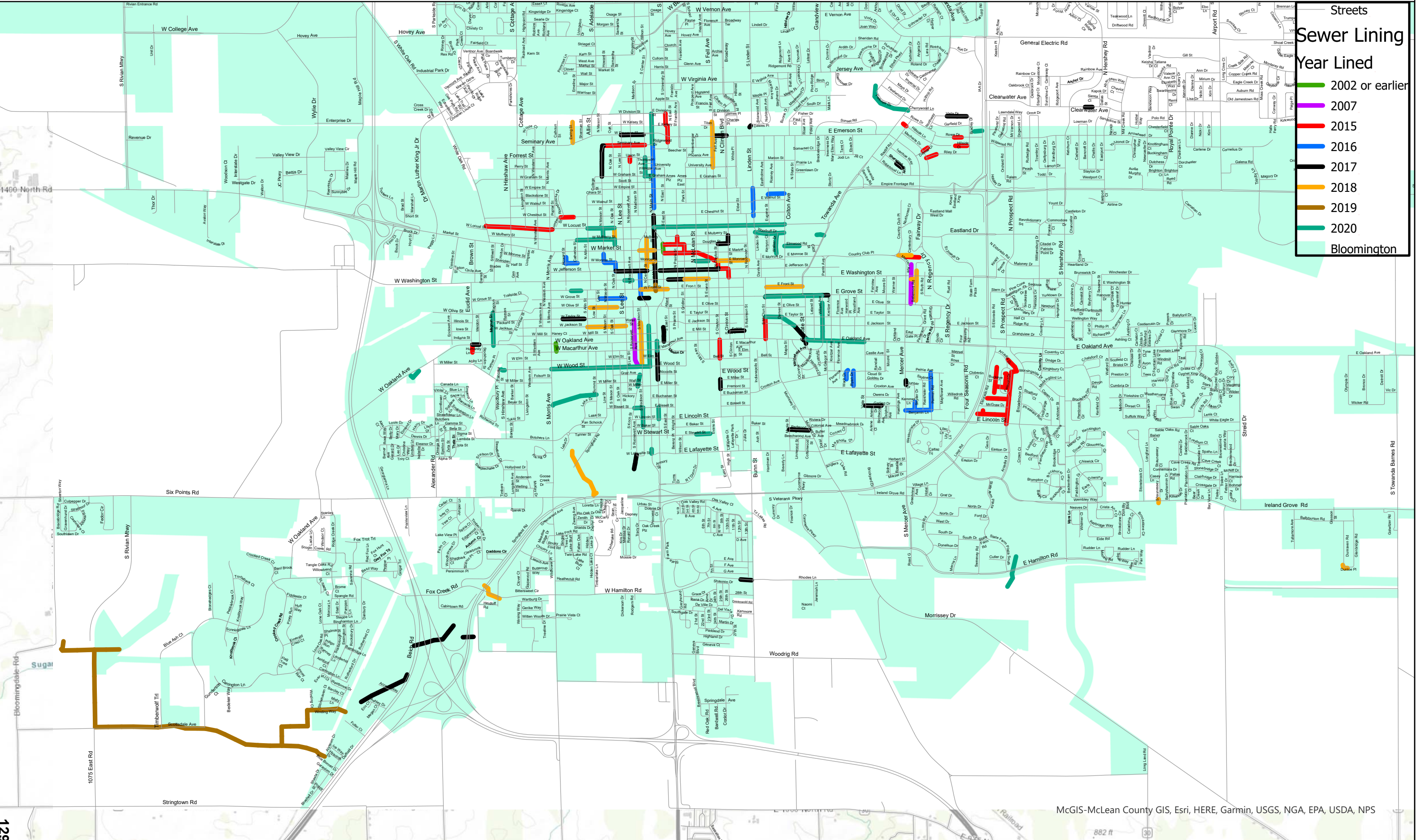
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Completed Sewer Lining



0 5,000 10,000
Feet

Date: 9/28/2021





CONSENT AGENDA ITEM NO. 7.M

FOR COUNCIL: June 13, 2022

WARD IMPACTED: City-Wide Impact

SUBJECT: Consideration and action on an Ordinance Amending Chapter 17 of the City Code Regarding Emergency Medical Services and Chapter 1 of the City Code Regarding the Schedule of Fees for the Fire Department and Fire Prevention, as requested by the Fire Department.

RECOMMENDED MOTION: The proposed Amendment to the Ordinance be approved.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

Objective 1d. City services delivered in the most cost-effective, efficient manner

BACKGROUND: The Fire Department in 2019 entered into an Intergovernmental Agreement ("IGA") with the State of Illinois through the Department of Healthcare and Family Services ("IDHFS"), to participate in the Ground Emergency Medical Transport ("GEMT") program. The Illinois GEMT program was established in 2019 as a federal funding opportunity to allow Illinois agencies that provide emergency medical transportation service for Medicaid patients to receive supplemental reimbursement for unrecovered costs associated with serving those patients. Currently, the State of Illinois Medicaid cost schedule sets reimbursement rates far below the actual costs of service delivery. The GEMT program provides federal funding to bridge a portion of the difference between Medicaid reimbursement rates and actual costs of service delivery to Medicaid patients. Pursuant to the terms of the Illinois GEMT program Intergovernmental Agreement ("IGA"), the City will be entitled to keep 50% of these federal funds and disburse the remaining 50% of the funds to the State of Illinois.

As a participant in the GEMT program, the City is required to submit annual budgetary information to IDHFS using the Centers for Medicare and Medicaid Services ("CMS") cost report. This cost report calculates the estimated actual cost of providing emergency medical transportation services. Applying this calculation to all emergency medical transportation service patient bills would allow the City to recoup the actual cost of services rendered more accurately and equally. In 2021 the report showed the actual cost of providing emergency medical transportation services to be \$1,891. Before the City entered into the IGA, the Fire Department would receive either \$121 for a Basic Life Support call or \$201 for an Advanced Life Support call when a Medicaid patient was transported.

Before the City entered into GEMT, the Fire Department used a Schedule of Fees that is used for all Ambulance transports, and included Medicaid, Medicare, and Private Insurance. These fees are based on the type of call to which staff responds. A Basic Life Support call has a fee of \$652.38, an Advanced Life Support call costs \$782.87, and an Advanced Life

Support 2 call costs \$878.12. After the City entered into the GEMT program, these fees are currently what the City charges for Medicare, Private Insurance and patients without insurance. As you can see, these fees are well below the actual cost of an Ambulance transport. There are also fees for mileage, medical treatment without transport, and oxygen. All of these fees have an automatic increase of 3% on January 1st of each year.

The GEMT program brought in \$1,584,983 in the last fiscal year, and this number may go higher as the billing company is still billing for incidents that occurred in the last fiscal year. Using this number, the City's revenue after paying the State their 50% would be \$792,492.

The Fire Department is requesting that the City bring ambulance fees up to the actual cost, determined by the cost report that is completed each year for GEMT, for all EMS calls. Fire Department Staff believe that since Medicaid is being charged the actual cost, that the other payers, such as Medicare and Private Insurance, should also be charged the actual cost. Patients that are un-insured would also be charged the full amount as we are doing currently, as we do now we would accept what they are able to pay and then write-off what is not paid.

This fee would be adjusted annually, on January 1st of each year, to what the IDHFS cost report determines the actual cost to be.

The Fire Department is also requesting that the City change from balance billing, as is done now, to not balance billing patients. Balance billing happens after the patient has paid their deductible, coinsurance or copayment and the insurance company has also paid everything that it is obligated to pay toward the medical bill. If there is still a balance owed on that bill and the healthcare provider or hospital expects the patient to pay that balance, that is balance billing. By not balance billing, once the City has received the final payment from the patient's insurance and if that final payment has not completely paid off what was owed, the City would not send a bill for the remainder amount, and that patient's bill would be complete and we would write-off that amount.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: If approved, the City will charge the full cost of the ambulance services and transports to Medicare and private insurance providers of \$1,891 beginning on June 23, 2022. The City already charges Medicaid, through the GEMT program, the full cost of ambulance services and transport. Beginning January 1st of each of the following years beginning with calendar 2023, the City will update the annual cost based on IDHFS cost report.

COMMUNITY DEVELOPMENT IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Eric West, Fire Chief

ATTACHMENTS:

[FIRE 1B Ordinance](#)

ORDINANCE NO. 2022 - _____

AN ORDINANCE AMENDING CHAPTER 17 OF THE CITY CODE REGARDING EMERGENCY MEDICAL SERVICES AND CHAPTER 1 OF THE CITY CODE REGARDING THE SCHEDULE OF FEES FOR THE FIRE DEPARTMENT AND FIRE PREVENTION

WHEREAS, the City of Bloomington, McLean County, Illinois (hereinafter “City”) is an Illinois home-rule municipality; and

WHEREAS, the City currently has in place in its City Code provisions for the imposition of fees for Emergency Medical Services (hereafter “EMS”) and related transportation provided by the City which is contained in the Schedule of Fees; and

WHEREAS, the City participates in the Ground Emergency Medical Transportation (hereafter “GEMT”) Program through the Illinois Department of Healthcare and Family Services (hereafter “Department”); and

WHEREAS, the City is required to submit an annual Cost Report to the Department based on its participation in the GEMT Program; and

WHEREAS, the annual Cost Report provides the actual cost incurred for EMS services provided by the City; and

WHEREAS, the 2021 Cost Report reflects that the City’s actual cost of EMS services is \$1,891, whereas under the Schedule of Fees, the fee for the same service is set at \$988; and

WHEREAS, the City Council desires to update the Schedule of Fees to provide that fees for certain EMS services shall be based on the annual Cost Report.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Bloomington, McLean County, Illinois, as follows:

SECTION 1. The above recitals are incorporated herein by this reference as if specifically stated in full.

SECTION 2. That Chapter 17, Article IV shall be amended as set forth on Exhibit A.

SECTION 3. That Chapter 1, Section 30, the Schedule of Fees, shall be amended as set forth on Exhibit B.

SECTION 4. Except as provided herein, the Bloomington City Code, 1960, as amended shall remain in full force and effect.

SECTION 5. In the event that any section, clause, provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect.

SECTION 6. The City Clerk is hereby authorized to publish this ordinance in pamphlet form as provided by law.

SECTION 7. This Ordinance is enacted pursuant to the authority granted to the City as a home rule unit by Article VII, Section 6 of the 1970 Illinois Constitution.

SECTION 8. This Ordinance shall be effective 10 days after its passage, approval, and publication as required by law.

PASSED this 13th day of June 2022.

APPROVED this _____ day of June 2022.

CITY OF BLOOMINGTON

ATTEST

Mboka Mwilambwe, Mayor

Leslie Smith-Yocum, City Clerk

EXHIBIT A

Article IV Emergency Medical Services

§ 17-401. [Ch. 17, Sec. 92] Emergency medical services.

A. Definitions.

EMERGENCY MEDICAL SERVICES

Pre-hospital and inter-hospital emergency care and non-emergency medical transports at a basic life support, intermediate life support or advanced life support level as defined by the Illinois Medical Services Systems Act (210 ILCS 50/1 et seq.).

MEDICARE ALLOWABLE

The dollar amount or dollar fee amount for the various types of emergency medical services and related transportation services as published from time to time by the United State Department of Health and Human Services Centers for Medicare and Medicaid Services.

B. Fee for emergency medical services and transportation by the City of Bloomington.

The fees for emergency medical services, related transportation services and other emergency services provided by the City of Bloomington shall be as set forth on the Schedule of Fees. The fees for supplement Fire Department services shall be as set forth on the Schedule of Fees.

C. Liability for payment.

Any person transported or provided emergency medical services by the City of Bloomington shall be liable for and pay the City of Bloomington the fee then currently in effect pursuant to Subsection **B** of this section.

D. ~~Failure to pay.~~ [Intentionally left blank]

~~All fees for services rendered pursuant to this division shall be due within 30 days of service. Any person failing to timely remit payment for such service shall be assessed a late fee as set forth in the Schedule of Fees plus accruing interest as set forth in Chapter 16 of this Code.~~

E. Medical treatment of those confined.

Any person held in custody, confined or incarcerated by the City or any other governmental entity, including, but not limited to, individuals who are 1) under arrest, 2) incarcerated, 3) imprisoned, 4) escaped from confinement, 5) under supervised release, 6) on medical furlough, 7) residing in a mental health facility or halfway house, 8) living under home detention, or 9) confined completely or partially in any way under a penal statute or rule shall be solely responsible for the payment of any medical services, including emergency medical services, rendered to and received by that person from the City during the course of his or her confinement, including, without limitation, transportation to and from a medical treatment facility and any treatment deemed necessary by his or her treating physician, whether or not

requested by the person. Such person shall be required to reimburse the City, in full, for any fees or charges incurred for such services, if not paid directly to a medical facility or practitioner by the person or his or her insurance carrier.

- F. The fee for other standby services and responding to false alarms shall be as set forth in the Schedule of Fees.

EXHIBIT B

SCHEDULE OF FEES

FIRE DEPARTMENT AND FIRE PREVENTION (CHAPTER 17)

- A. Emergency Medical Services and Transportation (17-92(b))
1. Fee for Emergency Medical Services and Transportation
- | | |
|--|----------------------|
| a. Basic Life Support Services | \$652.38* |
| b. Advanced Life Support | \$782.87* |
| c. Advanced Life Support 2 | \$878.12* |
| d. <u>(a) Emergency Medical Services and Transportation,</u> | <u>\$1891.00*</u> |
| e. <u>including Basic Life Support, Advanced Life Support,</u> | |
| f. <u>and Advanced Life Support 2</u> | |
| g. <u>(b) Mileage</u> | \$15.66 per Mile* |
| h. <u>(c) Medical Treatment with No Transport</u> | \$195.71* |
| i. <u>(d) Oxygen</u> | \$19.00* |

*The charges for the foregoing emergency medical and transportation services shall be adjusted on January 1 of every year by multiplying the then current fee by 1.03 and the product shall be the new fee for such service beginning in 2023, without further City Council action, in accordance with the annual Cost Report submitted for the previous year to the Illinois Department of Healthcare and Family Services (HFS) and/or the federal Centers for Medicare and Medicaid Services (CMS) reflecting the actual cost incurred for transport of individuals. Ambulance user fees shall be assessed a fee equal to the amount listed in the Cost Report. Such persons shall not be billed for the remaining charges which may exist once final payment has been received from all insurance providers of the person.

2. ~~Failure to Pay~~ ~~\$25.00 plus accruing interest (17-92(d))~~



CONSENT AGENDA ITEM NO. 7.N

FOR COUNCIL: June 13, 2022

WARD IMPACTED: Ward 4

SUBJECT: Consideration and action to approve the Request from Bloomington Normal Sunrise Rotary, who will hold an annual Brats and Bags fundraiser in Downtown Bloomington on Friday, August 5, 2022, for a Class LB (Limited/Beer and Wine) Liquor License, as requested by the City Clerk Department.

RECOMMENDED MOTION: The proposed License be approved.

STRATEGIC PLAN LINK:

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 5d. Appropriate leisure and recreational opportunities responding to the needs of residents

BACKGROUND: Bloomington Normal Sunrise Rotary, Applicant, plans to host their annual Brats and Bags fundraiser event on Friday, August 5, 2022, from 3:00 p.m. until 11:00 p.m. in Downtown Bloomington on Jefferson St. between Main and Center Streets and on Main St. between Washington and Jefferson Streets. The Applicant has requested a Class LB (Limited Service of Beer and Wine Only) liquor license, which allows the retail sale of beer and wine by civic, charitable, fraternal, educational, patriotic, festival, and/or religious organizations on premises in nonresidential locations with the following conditions: (1) Each license may only be issued for a maximum period of 60 days; (2) The qualified organization has been in active and continuous existence for a period of one year prior to the date of making the application, or is incorporated under the laws of the State of Illinois will be eligible to receive a "LB" license; and (3) No organization shall be issued more than three "LB" licenses in any twelve-month period. If the license is approved, the license will be the Applicant's third-Class LB licenses issued to the organization within the past 12 months. In addition, if approved, the Applicant must also follow Section 133(D) 6(d) - 6(j) of Chapter 6 of the City Code, which imposes license conditions consistent to other events to the license. The Applicant appeared before the Liquor Commission on May 10, 2022 where the Commission voted to positively recommend approval of the license to Council. All license creations, amendments or transfers are contingent upon compliance with all building, health, and safety codes.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: In accordance with City Code, on September 4, 2021, a public notice was published in *The Pantagraph*. Thirty-five notices were mailed to properties adjacent to the applicant location.

FINANCIAL IMPACT: The current annual license fee for a Class LB liquor license is \$100, which will be recorded in the Non-Departmental-Liquor Licenses account (10010010-51010). Stakeholders can locate this in the FY 2023 Budget Book titled "Budget Overview & General

Fund" on page 132. It is also the establishment's responsibility to collect and pay all applicable taxes including State Sales Tax, Home Rule Tax, and Food and Beverage Tax.

COMMUNITY DEVELOPMENT IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Amanda Stutsman, Deputy City Clerk

ATTACHMENTS:

[CLK 2B Class L Limited Liquor License App_BN Sunrise Rotary Brats & Bags 2022](#)

[CLK 2C Special Event Permit_Brats and Bags 2022 - Final](#)

[CLK 2D Bags and Brats 2022 Traffic Map](#)

[CLK 2E DRAFT 05-10-2022 Liquor Commission- Regular Session Minutes- BLMNM Sunrise Rotary](#)

May 31, 2022

City Clerk Requirement Verification Memo

To: City Council Review

Re: Legal Name: Bloomington Normal Sunrise Rotary

D/B/A Name: Bloomington Normal Sunrise Rotary

Dear Reviewer,

The City Clerk Department has reviewed the application of the above-mentioned applicant's submission. The required documents below were reviewed and considered suitable.

- Proof of Good Standing with the State of Illinois
- Certificate of Liability Insurance (DRAM Shop) – 07/01/2021 to 07/01/2022*
 - *Updated insurance will be required before event.
- Liquor Bond in the amount of \$2,000 – 08/06/2021 to 08/06/2022
- Bloomington/Normal Food and Beverage Tax Registration Form

The documents listed above are available for review upon request. If you have any questions or concerns, please feel free to reach out.

Respectfully,

Amanda Stutsman
Deputy City Clerk



Application for Class "L" Limited Liquor License

Events for Civic, Service, Charitable, Fraternal or Social Organization, Group or Entity

Applicant Organization Contact Information: Please fill in your business information completely and legibly.

Legal Entity Name (Corporate/LLC Name)	Bloomington Normal Sunrise Rotary
Doing Business As (DBA) OR Establishment Name (Assumed names must be registered with the State of Illinois)	BN Sunrise Rotary
Legal Entity Address (including City, State, and Zip)	PO Pox 724, Bloomington, IL 61702-724
Legal Entity Phone Number	309-261-3158
Legal Entity Email Address	kkubsch@growmark.com
Establishment Address including Zip	
Establishment Phone Number	
Establishment Email Address	
*Email Address for ALL City Communications:	kkubsch@growmark.com

*Note, that all City communications related to this Application and/or the resulting license, if approved, will be sent by email to the email designated for all City Communications. It is the responsibility of the business to notify the City of any changes.

Below Please List Those Responsible for Licensing the Event & Attending the Liquor Commission Meeting

Primary Contact: (A current member, officer or director of the organization, group or entity in charge of event.)

Name (First & Last)	City	State	Zip
Kristen Kubsch	Normal	IL	61761
Phone Number	Email Address		

Secondary Contact: (A current member, officer or director of the organization, group or entity assisting with event.)

Name (First & Last)	City	State	Zip
Brian Shoemaker	Bloomington	IL	61704
Phone Number	Email Address		

Contact Information for the Legal Entity's Agent: (If applicable)

Name (First & Last)	City	State	Zip
Phone Number	Email Address		

EVENT INFORMATION

Name of Event	Brats & Bags
Event Address	Jefferson St. between Main & Center and Main St. between Washington & Jeffe
Anticipated Number of Attendees:	500

Event Date(s)	Start Time(s)	End Time(s)
08/05/2022	3pm	11pm



1. Description of the activity or event in connection with which the limited alcoholic liquor license will be utilized, specifying the nature of the proposed entertainment, if any:
Bags tournament fundraiser
2. Description of the proposed procedures for handling the following:
 - A. Crowd control:
The alcohol will be served on main street and will not be allows outside of designated area. We will
 - B. Identification check:
We will have BASSET trained club members checking ID's and wristbands only to those 21
3. Classificaiton of Limited License: ☒ LB (Beer & Wine Only) ☐ LA (All Types)
4. ☐ Yes ☒ No Is the premises within 100 feet of any church, school, hospital, home for the aged or indigent persons, or for War Veterans, their wives or children?
5. ☒ Yes ☐ No Has the civic, service, charitable, fraternal, or social organization, group or entity applying for this license been in existence continuously for at least one year?
 - a. If so, please list Date Established: June 14, 1990
6. ☐ Yes ☒ No Is the civic, service, charitable, fraternal, or social organization, group or entity applying for this license incorporated under the laws of the State of Illinois?
 - a. If so, please list Date Incorporated: _____
7. ☒ Yes ☐ No Has the civic, service, charitable, fraternal, or social organization, group or entity seeking a Limited Alcoholic Liquor License received such a licensee within the past year?
 - a. If so, please list how many: 2

I, the undersigned, swear or affirm that:

1. I am authorized to sign as an owner, officer, or authorized agent, of the above listed organization;
2. I declare that all the information included in this application, and any attachment hereto, is true and accurate to the best of my information, knowledge, and belief;
3. The applicant organization is qualified and eligible to obtain the license applied for;
4. I have read and understand the requirements of the City of Bloomington Code pertaining to **Chapter 6: Alcoholic Beverages** <https://ecode360.com/34403863>; and
5. If approved, I certify in accordance with 235 ILCS 5/6-27.1 and City Code Chapter 6: Section 29, that all employees required to check IDs will become BASSET certified within 120 days of employment, that at least one BASSET Certified employee will be on the premises at all times, that all certifications will be kept on premises, and that all certifications will immediately be made available upon request by any law enforcement personnel.

Date Signed: 03/30/2022

Committee Co-Chair

Title

Kristen J. Kubsch

Name (Print)

Signature

SPECIAL EVENT PERMIT

BRATS & BAGS

DATE: FRIDAY, AUGUST 5, 2022

TIME: 7:00 A.M. UNTIL 11 P.M.

Date Prepared: April 19, 2022

SPONSORING ORGANIZATION(S): Sunrise Rotary Club

CONTACT PERSON: Kristen Kubsch

PHONE NO.: [REDACTED]

EMAIL: [REDACTED]

APPLICATION RECEIVED: Yes

CERTIFICATE OF INSURANCE RECEIVED: Yes

HOLD HARMLESS: Yes

NATURE OF EVENT:

Fundraiser for the various charitable projects, consisting of food, beverage, live or amplified music, and a Bags (bean bag toss) Tournament. Setup for the Rotary lunch will begin at 7:00 a.m., and food service will begin at 10:30 a.m. and end at 1:30 p.m. The Bags tournament will start at 3:30 p.m. and end by 10 p.m.

COVID – 19 CONSIDERATIONS:

Event organizers will adhere to State, local, CDC regulations regarding COVID-19 (mask requirements, social distancing) and will limit the number of people attending the event in accordance with the Restore Illinois Plan. The event organizer will communicate the requirements through signage and event promotional materials. Should the Region move into a new phase or tier the event organizer agrees to adhere to attendance number changes.

EVENT LOCATION/PARADE ROUTE:

Jefferson St. between Main and Center and Main St. between Jefferson and Washington.

TRAFFIC CONTROL ARRANGEMENTS:

Jefferson St. will be closed between Main and Center St. at 7 a.m. until 11:30 p.m. Main St. between Jefferson and Washington St. will be closed at 1:00 p.m. until 11:00 p.m. Two (2) parking spaces on the northeast corner of Main and Jefferson will be reserved (for garbage dumpster).

POLICE:

Ask to tow vehicles from the areas marked no parking. Possible congestion and crowds.

PUBLIC WORKS WILL PROVIDE THE FOLLOWING:

- Install all “No Parking” signs no later than 7 p.m. Wednesday, August 3
 - Install “No Parking” signs on Jefferson for Friday, August 5 at 7:00 a.m. to 11 p.m.
 - Install “No Parking” signs on Main St. for Friday, August 5 at 12 p.m. to 11 p.m.
 - Install “No Parking” signs on for the drive thru lane for Friday, August 5 at 7 a.m. to 11 p.m.

SPECIAL EVENT PERMIT

- Four (4) parking stalls will be blocked on the west side of Main St. Immediately south of the Main and Jefferson intersection to allow for drive through pick up of lunches.
- Install “No Parking” Signs for the two (2) parking spaces on the east side of Main just north of Jefferson for Friday, August 5 for the garbage dumpster.
- Close Jefferson St. between Main and Center at 6:00 a.m. on Friday, August 5 and Main St. between Jefferson and Washington on Friday, August 5 at 1:00 p.m.
- Public Works will provide the traffic cones for the drive-through.
- Reopen streets at the end of the event.

PARKS AND RECREATION WILL PROVIDE THE FOLLOWING:

Deliver eighteen (18) picnic tables, including ADA accessible, and fifteen (15) trash barrels to the northwest corner of the McLean County Museum of History on the morning of Friday, August 5. Remove picnic tables and barrels and place them on the lawn of the McLean County History Museum.

ECONOMIC DEVELOPMENT DIVISION WILL PROVIDE THE FOLLOWING:

The Economic Development Division will open the requested power boxes prior to the event and close them after the event.

LIQUOR:

Each business that intends to sell/serve liquor outside of their original approved premise must contact the City Clerk Department at (309) 434-2509 ext. 6 to obtain the correct application and information needed. All special events approved for liquor are required to comply with the provisions of Bloomington City Code Chapter 6, Section 133D. If approved, the organizer must obtain the required certificates or permits before the special event.

For **recurring special events**, the Liquor Commissioner (Mayor) may consider the request and approve, deny, or approve with conditions without the need for a public hearing. A recurring event is defined as (i) an event that has occurred in two or more consecutive years and is held by the same event organizers; (ii) an event where there are no substantial changes from previous years; (iii) the organizer has obtained a Special Event Permit; and (iv) there were no previous violation, enforcement or public safety issues or concerns.

For special events that do not qualify as recurring special events, the organizer will be scheduled to appear at a public hearing before the Liquor Commission to provide details to the Commissioners regarding the event. **The organizer must attend this meeting.** The Liquor Commission has the authority to approve, deny, or approve requests with conditions.

AMERICANS WITH DISABILITIES ACT CONSIDERATIONS:

The event organizer will provide reasonable accommodations in making their event accessible to those with disabilities. This includes, but is not limited to; ADA-compliant bathrooms or portapotties, access to food and beverage, designated walkways or aisles of at least five feet in width, allowing service animals, and have access to or provide designated ADA parking. Please adhere to state ADA guidelines, <https://www.illinoisattorneygeneral.gov/rights/disabilityrights.html> Here is an additional resource to aid event organizers ADA accessible, <https://adata.org/guide/planning-guide-making-temporary-events-accessible-people-disabilities>

SPECIAL EVENT PERMIT

ORGANIZER RESPONSIBILITIES:

1. It is the organizer's responsibility to make sure that all sidewalks are open and accessible to the public.
2. Make sure that all cords crossing the public right of way are covered ADA compliant cable control.
3. Organizer will obtain a dumpster permit from Public Works at 309-434-2225.
4. If you are using a tent larger than 10'x10', please apply for a tent permit, <https://cityblm.seamlessdocs.com/f/webfencetentapp>
5. Bring trash bags and empty barrels into dumpster.
6. The organizer must provide a Certificate of Insurance before final approval is granted. This certificate should name the City of Bloomington as an additional insured and have minimum limits of \$1,000,000 for the day and location of the event. The address for the City of Bloomington is P.O. Box 3157, Bloomington, IL 61702.
7. The event organizer is responsible for notifying residents, property owners, and businesses about the event at least thirty days prior to the event. Notice shall be given for an area within a three-block radius of the event, or within five hundred (500) feet in every direction of the event site, whichever is greater. Notice must include the date(s) on which the event organizer will be appearing before the Liquor Commission, or upon which any suspension of the Liquor Code for the event will be considered by the Liquor Commission.
8. Provide clearly identifiable security detail of eight (8) so that adequate controls are in place for alcohol consumption in the concert area. Signage must be placed at the event area boundaries indicating where the consumption area ends.
9. Make arrangements with the Economic Development Division to gain access to the power boxes on Jefferson and in the lampposts prior to your event by calling 309-434-2295.
10. Remove the dumpster and porta potties immediately following the event.
11. Contact Colleen Winterland at 309-434-2225 to pick up traffic cones for drive thru.
12. Appoint a designated volunteer or staff person to be in charge of ensuring that barricades remain intact. It is the City's recommendation that barricades not be moved. Only the designated volunteer(s) can move the barricades, if necessary. The designated person must meet with Public Works staff prior to the event so that staff can train the volunteer on proper barricade set up. You can make this appointment by calling Colleen Winterland at 309-434-2225. If that volunteer is not available, contact Police, non-emergency 309-820-8888 prior to moving barricades. Keep in mind Staff at this number will not be able to respond instantly. It is the responsibility of the organizer to ensure that nobody removes, changes, or anyway interferes with the setup of barricades, signs, or any other traffic control device set up by City staff, except for the designated volunteer(s). Contact the Police, non-emergency 309-820-8888, to report anyone tampering of such. There is a fine ranging from \$250-\$500 for illegal moving the barricades or other traffic control devices.
13. The event organizer must post a notice to inform the public and victims of human trafficking of the telephone hotline number of the Human Traffic Resource Center as required by the Human Trafficking Resource Center Notice Act. (775 ILCS 50/1, et seq.) Find helpful models at <https://www.dhs.state.il.us/page.aspx?item=82023>. The notice must be posted in a conspicuous and accessible place in clear view of the public and employees where similar notices are customarily posted. Failure to do so could result in a \$500 fine per violation.

SPECIAL EVENT PERMIT

14. Follow the CDC's guidelines on holding events amidst COVID-19. Information can be found on their website at <https://www.cdc.gov/coronavirus/2019-ncov/your-health/large-gatherings.html>
15. Please review the Illinois Department of Commerce and Economic Opportunity resources for special events, <https://dceocovid19resources.com/restore-illinois/restore-illinois-phase-4/meetings-and-social-events/> There are several resources on this site, such as posters and social media graphics you can download.

CANCELLATION POLICY:

If you need to cancel your event, please call the Bloomington Police non-emergency number at 309-820-8888 at least 2 hours prior to your event. They will notify the appropriate department staff. The more advance notice you can provide helps the staff considerably.

FOR OFFICE USE ONLY

DISTRIBUTION LIST	
Tim Gleason, City Manager	Billy Tyus, Deputy City Manager
Amanda Stutsman, City Clerk Department	Kevin Kothe, Public Works
Shelly Perry, Connect Transit	Phil Allyn, Traffic Engineer, Public Works
Melissa Hon, Economic & Community Development	Darwin Miles, Public Works
Catherine Dunlap, Economic & Community Development	Craig Shonkwiler, Engineer, Public Works
Hannah Horn, Economic & Community Development	JT Thomas, Public Works
Russ Waller, Facilities	Troy Olson, Public Works
Chris McAllister, Economic & Community Development	Colleen Winterland, Public Works
Chief Eric West, Fire Department	Brett Lueschen, Water Department
Linda Foutch, McLean County Health Dept.	Katherine Murphy, Communications Director
Bob Moews, Parks, Recreation & Cultural Arts Dept.	Asst. Chief Ken Bays, Police Dept.
Dave Lamb, Parks, Recreation & Cultural Arts Dept.	Asst. Chief Paul Williams, Police Dept.
George Boyle, Legal	



Item 4.A. Consideration and action to approve the Minutes of the April 12, 2022, Regular Liquor Commission Meeting, as requested by the City Clerk Department. (Recommended Motion: The proposed Minutes be approved.)

Regular Agenda

The following item was presented:

All license creations, amendments or transfers are contingent upon compliance with all building, health, and safety codes.

The following item was presented:

Item 5.A. Public Hearing and action on the Request from Bloomington Normal Sunrise Rotary, who will hold an annual Brats and Bags fundraiser to be held in Downtown Bloomington on Friday, August 5, 2022, for a Class LB (Limited/Beer and Wine) Liquor License, as requested by the City Clerk Department.

Commissioner Meister recused herself at 4:06 p.m. as a member of the Rotary.

Commissioner Mwilambwe opened the Public Hearing at 4:06 p.m.

Kristen Kubsch, a Member of the Bloomington Normal Sunrise Rotary ("the Rotary") and Co-Chair of the Brats and Bags event, after being sworn, addressed the Commission. She explained that the event was an annual fundraiser with a brat lunch planned from 11:00 a.m. to 1:30 p.m. and a bags tournament in the evening where they would sell beer and wine. She noted that the Rotary worked with Downtown Development to host their event as part of a First Friday event on The Square in Downtown Bloomington.

Commissioner Mwilambwe asked how many years the Rotary had held the event in Downtown Bloomington. Ms. Kubsch confirmed the Rotary had held the annual fundraiser for at least six years.

Commissioner Mwilambwe asked if serving staff would be BASSET trained. Ms. Kubsch confirmed and elaborated that IDs would be checked and wristbands would be issued.

Commissioner Mwilambwe asked the expected number of attendees and the number of workers. Ms. Kubsch responded that the Rotary expected about 200-300 attendees with half a dozen staff members.

Commissioner Mwilambwe asked how staff would monitor drinking age. Ms. Kubsch responded that the event was not limited to individuals 21 years of age or older and so staff would check IDs and issue wristbands to those of age.

Commissioner Mwilambwe asked what receptacles beverages would be served in. Ms. Kubsch responded that they would be in cups. Commissioner Mwilambwe followed up by asking if glass cups would be used. Mrs. Kubsch confirmed that only plastic cups would be used per the Special Event Permit.

Commissioner Mwilambwe asked if staff had any questions or concerns.

George Boyle, Asst. Corporation Counsel, stated that the Legal Department had none.

Catherine Dunlap, Downtown Development Specialist with Economic and Community Development Department, stated that she wanted to confirm that the Rotary would have enough volunteers to ensure no one entered or exited with alcohol. Ms. Kubsch acknowledged the concern and confirmed that they would have enough volunteers.

Mr. Boyle stated for the record that the Legal Department had no previous issues with the event. Commissioner Mwilambwe stated that was his understanding as well.

Commissioner Mwilambwe asked if there was anyone present to speak for or against the application. No one stepped forward.

Commissioner Mwilambwe closed the Public Hearing at 4:10 p.m.

Mr. Boyle advised that, as the only Commissioner present, Commissioner Mwilambwe could approve the request without a second.

Commissioner Mwilambwe moved to send the application with a positive recommendation to the City Council.

Commissioner Mwilambwe directed the Clerk to call the roll, which resulted in the following:

AYES: Mwilambwe

Motion carried.

Commissioner Meister returned at 4:10 p.m.

The following item was presented:

Item 5.B. Consideration and action on the Request from Castle Productions, LLC, d/b/a The Castle Theatre, for approval to operate under the Chapter 6, Section 133(D)(6) of the Bloomington City Code that permits Possession of Open Alcohol in Public for the 2022 Saturdays on the Square Concerts to be held in Portions of Downtown Bloomington on June 25, July 9, July 16, and August 6, 2022, as requested by the City Clerk Department.

Commissioner Mwilambwe opened the Public Hearing at 4:13 p.m.

No representative from the establishment was present.

Commissioner Mwilambwe asked Catherine Dunlap, Downtown Development Specialist with Economic and Community Development Department, to discuss the event in the owner's absence. Mrs. Dunlap stated that this was the second year that The Castle would partner with the Pantagraph and the City of Bloomington to have four concerts on June 24, July 9, July 19, and August 6. She explained the specific location of the events around The Square in Downtown Bloomington. She noted that The Castle would provide one alcohol tent with the stage set up on the corner of Jefferson and Main Streets.

Commissioner Mwilambwe asked the outcome of the events last year.

Mrs. Dunlap reported that the events ran well, with Mississippi All Stars headlining the biggest concert. She stated that The Castle planned to target regional talent this year and anticipated increased numbers. She confirmed that The Castle staff were BASSET trained and would have security guards at all of the entrances.



CONSENT AGENDA ITEM NO. 7.0

FOR COUNCIL: June 13, 2022

WARD IMPACTED: Ward 1

SUBJECT: Consideration and action to approve an Application from Brickyard Barrel House, LLC, d/b/a Barrel House, to be located at 9 Brickyard Dr., requesting a Class RAPS (Restaurant, All Types of Alcohol, Packaged, and Sunday Sales) Liquor License, as requested by the City Clerk Department.

RECOMMENDED MOTION: The proposed License be approved.

STRATEGIC PLAN LINK:

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 5d. Appropriate leisure and recreational opportunities responding to the needs of residents

BACKGROUND: Brickyard Barrel House, LLC (Applicant) will be located at 9 Brickyard Dr. The Applicant has requested a Class RAPS (Restaurant, All Types of Alcohol, Packaged, and Sunday Sales) liquor license, which would allow the sale of all types of alcohol by the glass for consumption on premises and packaged sales of all types of alcohol for consumption off of the premises seven (7) days a week. The Applicant appeared before the Liquor Commission on May 10, 2022, (draft minutes attached) where the Commission voted to positively recommend approval of the License to Council. All license creations, amendments, or transfers are contingent upon compliance with all building, health, and safety codes.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: In accordance with City Code, on April 5, 2022, a public notice was published in The Pantagraph and 17 notices were mailed to properties adjacent to the Applicant property.

FINANCIAL IMPACT: The current annual license fee for a Class RAPS liquor license is \$3,300, which will be recorded in the Non-Departmental-Liquor Licenses account (10010010-51010). Stakeholders can locate this in the FY 2023 Budget Book titled "Budget Overview & General Fund" on page 132. It is also the establishment's responsibility to collect and pay all applicable taxes including State Sales Tax, Home Rule Tax, and Food and Beverage Tax.

COMMUNITY DEVELOPMENT IMPACT: *The application meets the following goals and objectives of the Bloomington Comprehensive Plan 2035:* ED-1 Ensure a broad range of employment opportunities for all residents. ED-1.1 Focus on retention and expansion of existing businesses.

Respectfully submitted for consideration.

Prepared by: Amanda Stutsman, Deputy City Clerk

ATTACHMENTS:

CLK 3B Liquor_License_App_Barrel House (Class RAPS).pdf

CLK 3C Barrel House Site Plans

CLK 3D DRAFT 05-10-2022 Liquor Commission - Regular Session Minutes - Barrel House

May 31, 2022

City Clerk Requirement Verification Memo

To: City Council Review

Re: Legal Name: Brickyard Barrel House, LLC

D/B/A Name: Barrel House

Dear Reviewer,

The City Clerk Department has reviewed the application of the above-mentioned applicant's submission. The required documents below were reviewed and considered suitable.

- Articles of Organization
- Certificate of Good Standing with the State of Illinois
- Financial Documentation: 2021 Balance Sheet & Profit and Loss 2021 Report
- A Lease between Brickyard Hotel, LLC, and Brickyard Barrel House, LLC, for the term 06/01/2022 to 05/31/2027
- Certificate of Liability Insurance (DRAM Shop) – 04/01/2022 to 04/01/2023
- Liquor Bond in the amount of \$2,000 – 03/30/2022 to 03/30/2023
- Bloomington/Normal Food and Beverage Tax Registration Form
- Bloomington/Normal Packaged Liquor Tax Registration Form

The documents listed above are available for review upon request. If you have any questions or concerns, please feel free to reach out.

Respectfully,

Amanda Stutsman
Deputy City Clerk

Liquor License Application

Applicant Business Contact Information: Please fill in your business information completely and legibly.

Legal Entity Name (Corporate/LLC Name)	Brickyard Barrel House, LLC
Doing Business As (DBA) OR Establishment Name <i>(Assumed names must be registered with the State of Illinois)</i>	Barrel House
Legal Entity Address <i>(including City, State, and Zip)</i>	1 Brickyard Drive, Bloomington Illinois 61701
Legal Entity Phone Number	3096641835
Legal Entity Email Address	rjceresa@tentacenterprises.com
Establishment Address including Zip	9 Brickyard Drive, Bloomington Illinois 61701
Establishment Phone Number	TBD
Establishment Email Address	rjceresa@tentacenterprises.com
*Email Address for <u>ALL</u> City Communications:	finance@tentacenterprises.com

*Note, that all City communications related to this Application and/or the resulting license, if approved, will be sent by email to the email designated for all City Communications. It is the responsibility of the business to notify the City of any changes.

BELOW PLEASE LIST THOSE RESPONSIBLE FOR LICENSING THE ESTABLISHMENT

Primary Contact:

Name (First & Last)	City	State	Zip
Raymond Ceresa	Bloomington	IL	61701
Phone Number	Email Address		

Contact Information for the Legal Entity's Agent: *(If applicable)*

Name (First & Last)	City	State	Zip
Phone Number	Email Address		

Contact Information for the Establishment's General Manager: *(If different than above)*

Name (First & Last)	City	State	Zip
Phone Number	Email Address		

Applicants should review Chapter 6: Alcoholic Beverages (<https://ecode360.com/34403863>) of the Bloomington City Code for all requirements, obligations and information on liquor licensing.

Liquor License Fee Chart					
Class	Description	2020 Fees		2021 Fees	
		Semi	Annual	Semi	Annual
PA	Package Sales – All Types of Liquor <i>(Fee applies to all except CA, EA, RA, or TA)</i>	\$600	\$1,200	\$650	\$1,300
PB	Package Sales – Beer and Wine Only <i>(Package Sales fee for CB, EB, RB, or TB, but no Package Sales fee applies to CA, EA, RA, or TA)</i>	\$450	\$900	\$500	\$1,000
S	Sunday <i>(Fee applies to all except CA & CB)</i>	\$275	\$550	\$300	\$600
	Curbside Pick-Up and Delivery of Alcohol	-	-	-	-
	Outdoor Consumption Area	-	-	-	-

Liquor License Fee Chart (cont.)					
Class	Description	2020 Fees		2021 Fees	
		Semi	Annual	Semi	Annual
CA	Clubs – All Types of Liquor	\$1,200	\$2,400	\$1,350	\$2,700
CB	Clubs – Beer and Wine Only	\$400	\$800	\$450	\$900
EA	Entertainment/Recreational Sports Venue – All Types of Liquor	\$1,200	\$2,400	\$1,350	\$2,700
EB	Entertainment/Recreational Sports Venue – Beer and Wine Only	\$400	\$800	\$450	\$900
GPB	Convenience Store (Package) – Beer and Wine Only	\$450	\$900	\$500	\$1,000
MA	Hotel/Motel – All Types of Liquor	\$600	\$1,200	\$650	\$1,300
MB	Hotel/Motel – Beer and Wine Only	\$375	\$750	\$425	\$850
RAP	Restaurant, All Types of Liquor, and Package Sales	\$1,200	\$2,400	\$1,350	\$2,700
RBP	Restaurant, Beer & Wine Only, and Package Sales	\$512.50	\$1,025	\$750	\$1,200
RA	Restaurant – All Types of Liquor	\$1,200	\$2,400	\$1,350	\$2,700
RB	Restaurant – Beer and Wine Only	\$400	\$800	\$450	\$900
ST	Stadium – All Types of Liquor	\$1,200	\$2,400	\$1,350	\$2,700
TAP	Tavern, All Types of Liquor, and Package Sales	\$1,200	\$2,400	\$1,350	\$2,700
TBP	Tavern, Beer and Wine Only, and Package Sales	\$512.50	\$1,025	\$750	\$1,200
TA	Tavern – All Types of Liquor	\$1,200	\$2,400	\$1,350	\$2,700
TB	Tavern – Beer and Wine Only	\$400	\$800	\$450	\$900

The questions contained in this Application apply equally to all business owners, partners, officers, or members of the applicant business. If more space is needed to answer any question completely, please attach the additional information.

Status of Business Information:

- Check the applicable box which corresponds to your business's filing with the Illinois Secretary of State.

☐ Sole Proprietorship

☐ Partnership (Date of Formation: _____)

☒ Limited Liability Company (LLC)

☐ Corporation (Inc. or Corp.)

A copy of the Articles of Organization must be attached.

A copy of the Articles of Incorporation must be attached.

- Attach a list including the name, age, address, and percent of ownership/stock for each owner/partner/member.

- ☒ Yes **If Applicant is a Corporation or LLC:** Is any individual owning more than 5% of stock in the applicant business ineligible to hold a liquor license for any reason other than citizenship or residence? *If yes, please identify the individual(s) and explain:* Tentac Enterprises, LLC is 100% owner of Brickyard Barrel House,

☐ No

☐ N/A David Fedor & Charles Farner are officers for Tentac Enterprises, LLC

Business Owner/Operator: (Please circle Yes (Y) or No (N) where applicable.)

- I verify that all owners, partners, officers, members, and majority stockholders:

☒ Yes ☐ No Are 21 years of age or older.

☒ Yes ☐ No Are citizens of the United States.

☒ Yes ☐ No Have never been convicted of any felony, or of the violation of any law relating to the prohibition of the sale of alcoholic liquor, or any other crime or misdemeanor (except minor traffic violations).

☒ Yes ☐ No Have never been convicted of a violation of any federal or state law concerning the manufacture, possession, or sale of alcoholic liquor.

☒ Yes ☐ No Have never been convicted of pandering or any other crime opposed to decency and morality.

- Illinois Liquor Law states the applicant individual must be a resident of the city, village or county in which the premises covered by the license is located. 235ILCS 5/6-2(a)(1)

2A ☒ Yes ☐ No Are any of the persons listed under ownership a resident of McLean County?

2B ☐ Yes ☒ No Is the General Manager a resident of McLean County?

- ☐ Yes ☒ No Is the General Manager of the establishment unable to hold a liquor license for any reason other than citizenship or residence?

- ☐ Yes ☒ No Is the establishment located within 100 feet of any church, school, hospital, home for aged, indigent persons, or war veterans and/or their wives or children?



5. ☒ Yes ☐ No Is the premises for which the license is sought owned?
 5A ☒ Yes ☐ No If not, does a valid lease to the premises for which the license is sought exist?
If so, a copy of the lease is required.
☐ Yes ☒ No Do you know of any reason whether stated in the above questions or not, that this application does not comply with the laws of the State of Illinois, or the Bloomington City Code in connection with the proposed sale of alcoholic beverages? *If yes, please explain:* _____

Nature of License:

- What type of establishment is intended to be operated with this license? (e.g. lounge, tavern, restaurant, wine & cheese shop) Full Service Restaurant
- What class of liquor license is being sought? (See descriptions beginning on page 1.) RAP
- ☒ Yes ☐ No Will the establishment offer Sunday Sales?
- ☒ Yes ☐ No Will the establishment offer Curbside Pick-Up & Delivery of Alcohol? (Package License Holders Only)
 See City Code Ch. 6 Sec. 32 for more details. <https://ecode360.com/34837503>
- ☒ Yes ☐ No Will the establishment offer an Outdoor Dining Area?
- State the reason the applicant desires a liquor license for the establishment: _____
Liquor Sales is required by the Barrel House Brand. It is a major part of our business plan.
- If approved, how would the liquor license benefit the City and its residents? _____
Sales Tax Revenue, F&B Tax Revenue, South Veterans Parkway is a food dessert. Visitors will also enjoy it!
- ☒ Yes ☐ No Will the establishment offer live entertainment in the establishment? *If yes, please explain:*
Live music every Friday & Saturday night (one man bands & duos)
- ☒ Yes ☐ No Will the proposed or current establishment sell food?
- ☒ Yes ☐ No Will most of the establishment's gross revenue come from sources other than the sale of alcohol?
If yes, what sources will such revenue be derived? _____
Lunch and Dinner sales and possibly breakfast in the future
- If approved, what license renewal billing cycle would be preferred? ☒ Annual ☐ Semi-Annual

Impact of Establishment:

- What are the proposed hours of operation?

Day	Time Open	Time Close
Monday:	10a	11p
Tuesday:	10a	11p
Wednesday:	10a	11p
Thursday:	10a	11p
Friday:	10a	Midnight
Saturday:	10a	Midnight
Sunday:	10a	11p
- Describe the surrounding neighborhood within 500 ft. of the establishment (e.g. residential, commercial, mixed, etc.)
Commercial & Multi Family
 2A. If there are office or commercial buildings nearby, approximately what are their hours of operation?
Yes, DoubleTree Hotel 24 hours day; Panera Bread 7am-9p; Tentac Enterprises M-Sat 7am-5p
 2B. Is the area predominately residential, are they single or multi-family homes?
Brickyard Apartments
- Describe any and all streets immediately surrounding the establishment: (e.g. approximate width, one-way, two-way, parking restrictions, etc.)
Main arteries are Veterans & Morrissey. Access streets Brickyard Drive & Angler's Lane
- How much additional traffic is expected to be generated with a liquor license? _____
5%
- Describe any and all on- and off-street parking: _____
150+ spots reserved for restaurant. Overflow available at DoubleTree & Tentac Office; No off street parking
- How many establishments with liquor licenses are located within 500 ft. of the establishment? 0

Responsibility:

1. If the establishment **is presently in operation**, attach a financial statement of the establishment's last fiscal year.
2. If the establishment **is not presently in operation**, attach a financial statement showing ownerships personal assets and liabilities (or the entity's assets and liabilities).
3. ☒ Yes ☐ No Is the establishment eligible for a State of Illinois retail liquor dealer's license?
4. ☒ Yes ☐ No Has any owner, partner, officer, member, or majority stockholder ever held a liquor license?
4A If yes, please explain: DoubleTree Hotel; Eastland Suites Bloomington; Eastland Suites Urbana
5. ☐ Yes ☒ No If yes, has any owner, partner, officer, member, or majority stockholder ever been found guilty of violating Bloomington's Liquor Ordinance? *If yes, please explain:* _____
6. ☐ Yes ☒ No Has any owner, partner, officer, member, or majority stockholder ever had a liquor license revoked? *If yes, please explain:* _____
7. ☐ Yes ☒ No Has a similar application made by any of the persons of ownership ever been denied? *If yes, please explain:* _____
8. ☐ Yes ☒ No Has any other license type ever been revoked from any owner, partner, officer, member, or majority stockholder? *If yes, please explain:* _____

Please provide any additional information significant to this application:

Additional License Interests:

Are any of the below additional licenses of interest to the establishment?

- ☐ Yes ☒ No **Sidewalk Café License (Downtown Area Only)** Allows use of public sidewalk for serving food and beverages on the sidewalk immediately adjacent to the establishment.
- ☒ Yes ☐ No **Catering Liquor License** Allows liquor license holders to provide catering services to private parties.
- ☒ Yes ☐ No **Video Gaming License** Allows an establishment to have video gaming terminals and to conduct video gaming on the premises as defined by the Illinois Video Gaming Act.
- ☐ Yes ☒ No **Public Dancing License** Allows a for-profit establishment to offer dance privileges to the public.
- ☐ Yes ☒ No **Tobacco License** Allows retail sale of any cigar, cigarette, snuff, chewing tobacco, manufactured product of tobacco or tobacco in any form.

Please note that each of the above-mentioned licenses requires a separate application and most require additional documentation. Applications available via the City Clerk Department.

I, the undersigned, swear or affirm that:

1. I am authorized to sign as an owner, officer, or authorized agent, of the above listed establishment;
2. I declare that all the information included in this application, and any attachment hereto, is true and accurate to the best of my information, knowledge, and belief;
3. All applicants of the establishment are qualified and eligible to obtain the license applied for;
4. I have read and understand the requirements of the City of Bloomington Code pertaining to **Chapter 6: Alcoholic Beverages** <https://ecode360.com/34403863>; and
5. If approved, I certify in accordance with 235 ILCS 5/6-27.1 and City Code Chapter 6: Section 29, that all employees required to check IDs will become BASSET certified within 120 days of employment, that at least one BASSET Certified employee will be on the premises at all times, that all certifications will be kept on premises, and that all certifications will immediately be made available upon request by any law enforcement personnel.

Raymond Ceresa

Executive Vice President

Name (Please Print)

Title

04/13/2022

Signature

Date

Brickyard Barrel House, LLC
List of Owners/Partners/Officers

David William Fedor – Owner

1 Brickyard Drive, Bloomington, Illinois 61701

D.O.B. [REDACTED]

[REDACTED]

[REDACTED]

Home Address: [REDACTED] 61705

Charles Barton Farner – Owner

1 Brickyard Drive, Bloomington, Illinois 61701

D.O.B. [REDACTED]

[REDACTED]

[REDACTED]

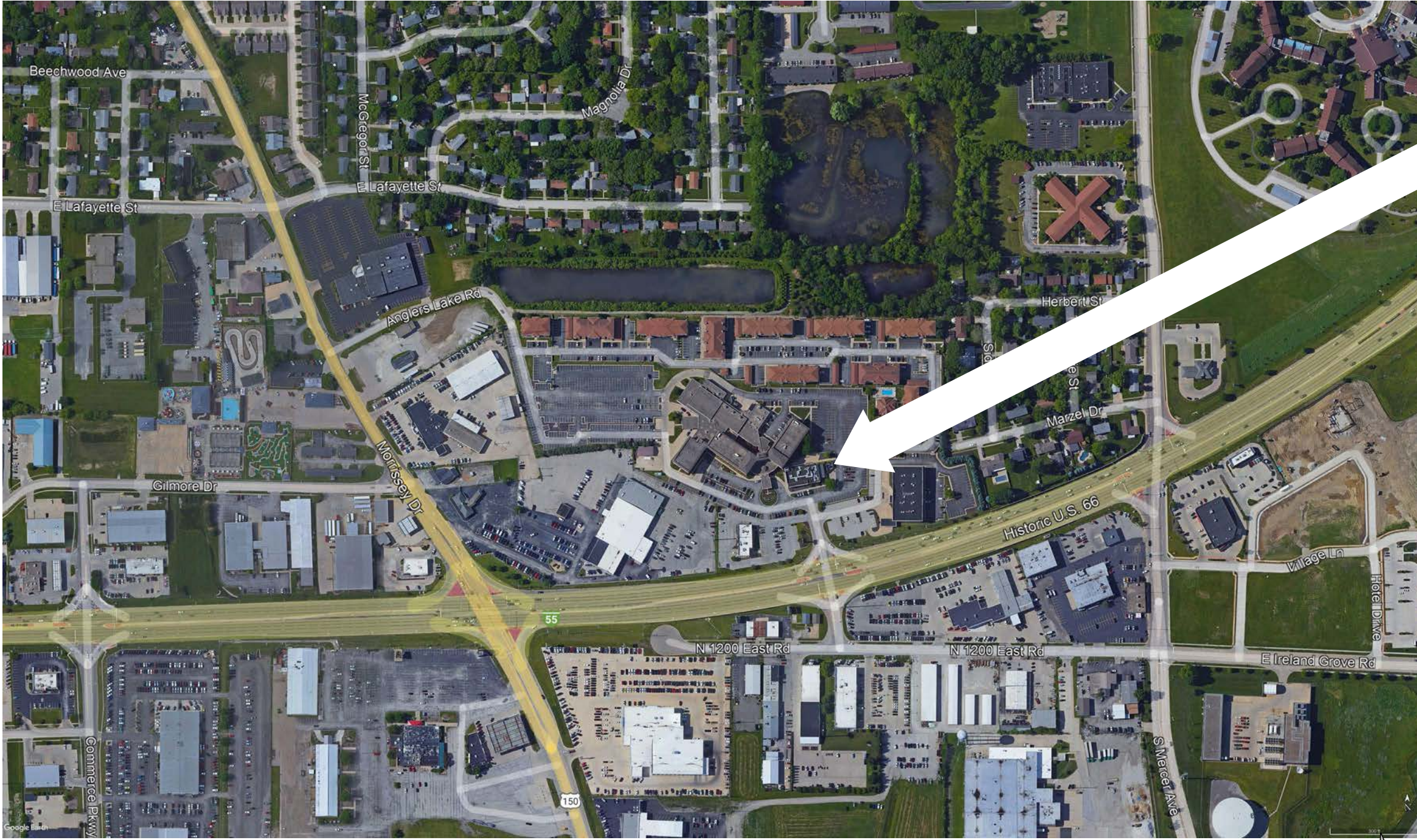
Home Address: [REDACTED] 61705

RESTAURANT RENOVATION

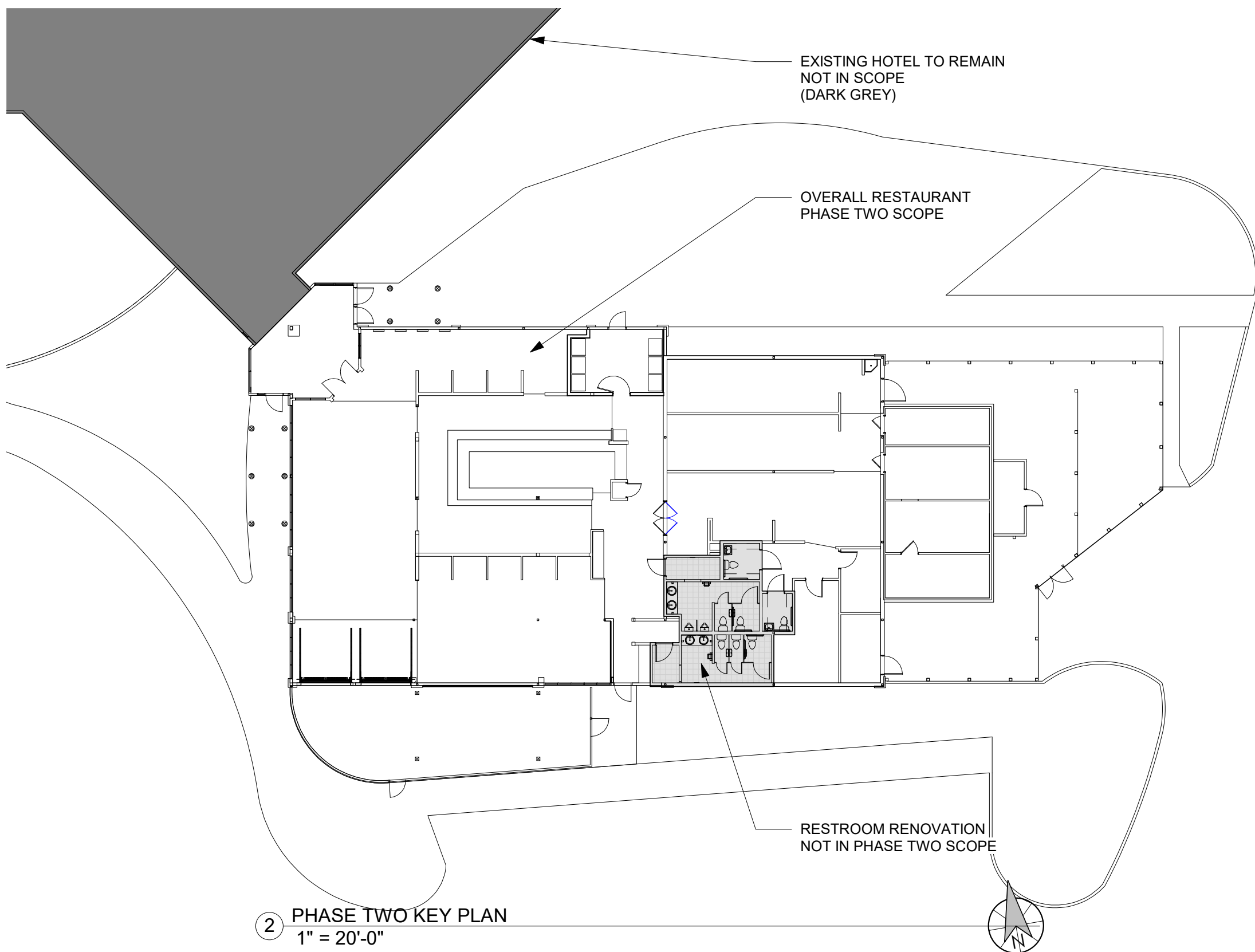
PHASE TWO - OVERALL IMPROVEMENTS
EXCLUDES PHASE ONE - RESTROOMS
(FORMER TGI FRIDAY'S)

9 BRICKYARD DRIVE
BLOOMINGTON, ILLINOIS 61701

PERMIT SET
03/08/2022



① VICINITY MA
1" = 400'-0"



② PHASE TWO KEY PLAN
1" = 20'-0"

CONTACT INFORMATION

BUILDING & PROPERTY OWNER
TENTAC ENTERPRISES
David Fedor
1 Brickyard Drive
Bloomington, IL 61201
(309) 664-1814
finance@tentacenterprises.com

GENERAL CONTRACTOR
TBD

ARCHITECT
STREAMLINE ARCHITECTS
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Streamline Architects, P.L.C.

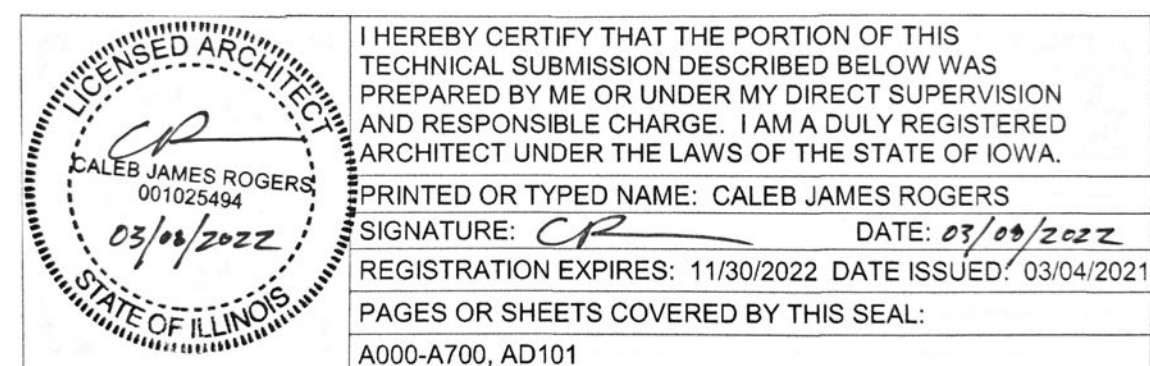
Andrew Dasso, AIA
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[illegible]

RESTAURANT RENOVATION

PHASE 2 COVER

Project number	21-163
Date	03/08/2022
Drawn by	CJR
Checked by	SA
A000.2	
Scale	As indicated



APPLICABLE CODES

BUILDING CODE, CHAPTER 10, BLOOMINGTON CITY CODE
INTERNATIONAL BUILDING CODE 2018
ILLINOIS ACCESSIBILITY CODE 2018 & ICC/ANSI A117.1-2009
INTERNATIONAL FIRE ALARM CODE
INTERNATIONAL MECHANICAL CODE 2018
PLUMBING CODE, CHAPTER 34, BLOOMINGTON CITY CODE
ILLINOIS STATE PLUMBING CODE 2014
ELECTRICITY, CHAPTER 15, BLOOMINGTON CITY CODE
NATIONAL ELECTRIC CODE 2020
ZONING CODE, CHAPTER 44, BLOOMINGTON CITY CODE
INTERNATIONAL FIRE CODE 2018
NFPA 13516 STANDARD FOR INSTALLATION OF SPRINKLER SYSTEMS
NFPA 72 2010 NATIONAL FIRE ALARM CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
AS MODIFIED BY THE ILLINOIS ENERGY CONSERVATION CODE

USE GROUP AND CONSTRUCTION TYPE

JURISDICTION: BETTENDORF, IA
CONSTRUCTION TYPE: TYPE VB, BASED ON RECORD DRAWINGS & REVIEW BY ARCHITECT
USE GROUP: ASSEMBLY A-2, RESTAURANT INCLUDING ASSOCIATED COMMERCIAL KITCHEN

FIRE PROTECTION

FIRE PROTECTION SYSTEMS (SECTION 903.2.1.2):
AUTOMATIC SPRINKLER NOT REQ'D; OCCUPANCY LESS THAN 300
AUTOMATIC SPRINKLER SYSTEM IS PROVIDED

FIRE ALARM AND DETECTION SYSTEMS (SECTION 907.2.2):
MANUAL FIRE ALARM SYSTEM NOT REQ'D WHEN BUILDING EQUIPPED
THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM ... AND THE
OCCUPANT NOTIFICATION APPLIANCES WILL ACTIVATE THROUGHOUT..

IBC FIRE RESISTANCE RATINGS

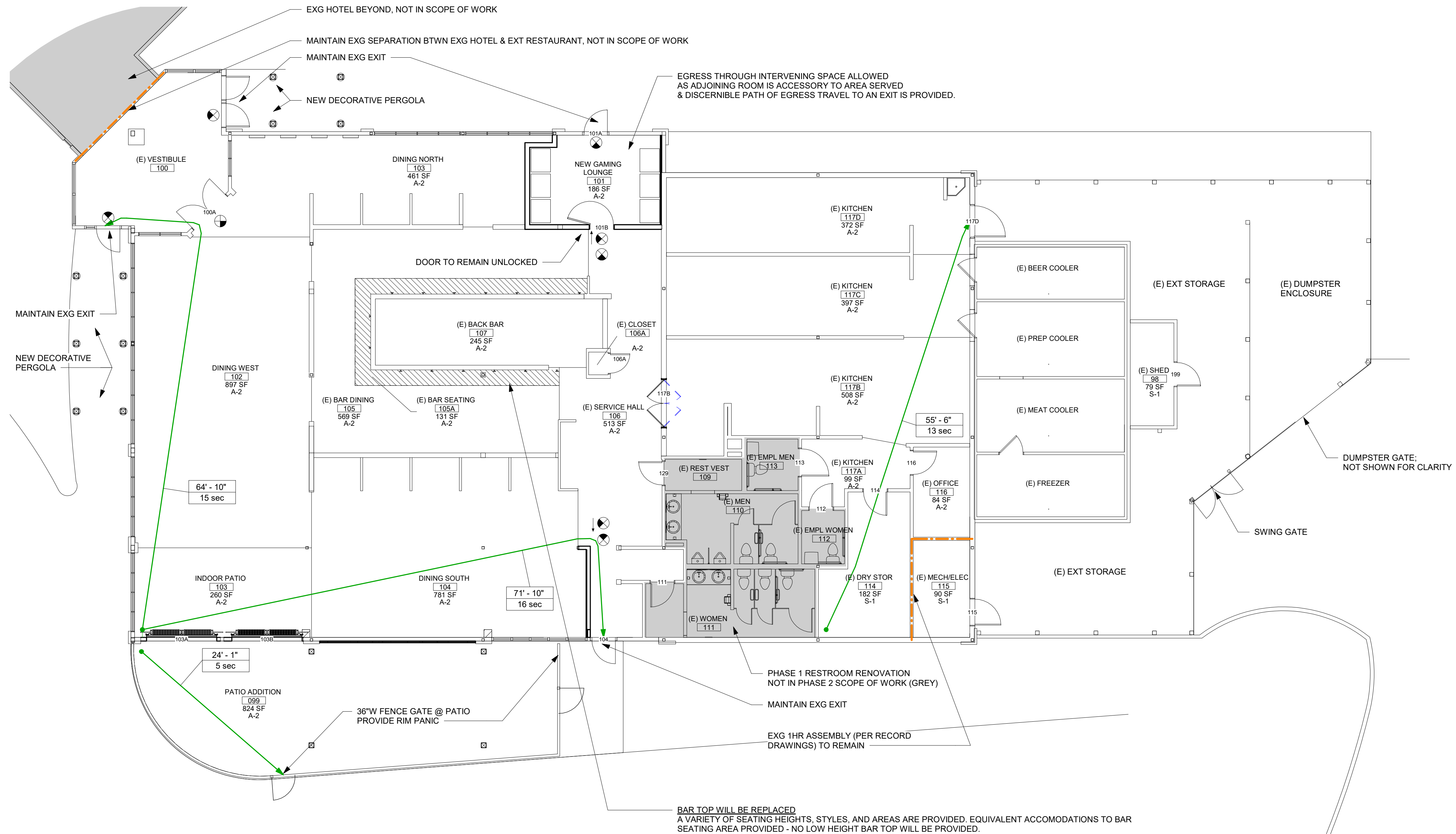
FIRE RESISTANCE RATING (PER TABLE 601)	VB
PRIMARY STRUCTURAL FRAME (SEE SECTION 202)	0 HOUR
BEARING WALLS	0 HOUR
EXTERIOR	0 HOUR
INTERIOR	0 HOUR
NONBEARING WALLS AND PARTITIONS	
EXTERIOR	0 HOUR
INTERIOR	0 HOUR
FLOOR CONSTRUCTION AND SECONDARY MEMBERS (SEE SECTION 202)	0 HOUR
ROOF CONSTRUCTION AND SECONDARY MEMBERS (SEE SECTION 202)	0 HOUR

OCCUPANCY SEPARATION

NONE REQ'D @ RESTAURANT; A-2 OCCUPANCY TO REMAIN
SEPARATION BTWN ADJACENT HOTEL & RESTAURANT IS BEYOND SCOPE OF WORK.

MEANS OF EGRESS

MAXIMUM TRAVEL DISTANCE (TABLE 1017.2): 250'-0"
DEAD END CORRIDOR: (1020.4): MAX 50'-0"



① LIFE SAFETY PLAN
1/8" = 1'-0"

	1-HR RATED WALL		FIRE EXTINGUISHER CABINET
	2-HR RATED WALL		EXIT SIGN W/ EMERGENCY LIGHT
	PATH OF TRAVEL		EXIT SIGN W/ EMERGENCY LIGHT

SYMBOL VARIES BASED ON LIGHT LOCATION (SHADED AREA) & DIRECTION ARROW

GENERAL NOTES:

1. EXIT SIGNS SHALL BE PROVIDED & INSTALLED IN ACCORDANCE WITH SECTION 1013 OF THE IBC
2. FIRE EXTINGUISHERS SHALL BE PROVIDED & INSTALLED IN ACCORDANCE WITH NFPA 10 & IFC SECTION 906.

INTERIOR OCCUPANCY SCHEDULE						
Number	Name	Area	Occupancy	Load Factor	Occupant Load	Comments
100	(E) VESTIBULE	302 SF	SF	0		NOT IN SCOPE
101	NEW GAMING LOUNGE	186 SF	A-2	11 SF	16.9	
102	DINING WEST	897 SF	A-2	15 SF	59.8	
103	DINING NORTH	461 SF	A-2	15 SF	30.7	
103	INDOOR PATIO	290 SF	A-2	15 SF	17.3	
104	DINING SOUTH	781 SF	A-2	15 SF	52.1	
105	(E) BAR DINING	569 SF	A-2	15 SF	38.0	
105A	(E) BAR SEATING	131 SF	A-2	7 SF	18.8	
106	(E) SERVICE HALL	513 SF	A-2	0 SF		
106A	(E) CLOSET	7 SF	A-2	300 SF	0.0	
107	(E) BACK BAR	245 SF	A-2	200 SF	1.2	
109	(E) REST VEST	39 SF	SF	0		
110	(E) MEN	142 SF	SF	0		
111	(E) WOMEN	178 SF	SF	0		
112	(E) EMPL WOMEN	38 SF	SF	0		
113	(E) EMPL MEN	43 SF	SF	0		
114	(E) DRY STOR	182 SF	S-1	300 SF	0.6	
115	(E) MECH/ELEC	90 SF	S-1	300 SF	0.3	
116	(E) OFFICE	84 SF	A-2	150 SF	0.6	
117A	(E) KITCHEN	99 SF	A-2	200 SF	0.5	
117B	(E) KITCHEN	508 SF	A-2	200 SF	2.5	
117C	(E) KITCHEN	397 SF	A-2	200 SF	2.0	
117D	(E) KITCHEN	372 SF	A-2	200 SF	1.9	
		6523 SF			243.1	

EXTERIOR OCCUPANCY SCHEDULE						
Number	Name	Area	Occupancy	Load Factor	Occupant Load	Comments
	(E) BEER COOLER	126 SF	-			EXISTING EQUIPMENT
	(E) PREP COOLER	181 SF	-			EXISTING EQUIPMENT
	(E) MEAT COOLER	177 SF	-			EXISTING EQUIPMENT
	(E) FREEZER	150 SF	-			EXISTING EQUIPMENT
98	(E) SHED	79 SF	S-1	300 SF	0.3	
099	PATIO ADDITION	824 SF	A-2	15 SF	55.0	
		1538 SF			55.2	

MINIMUM PLUMBING FACILITIES (ILLINOIS PLUMBING CODE, 2014):
FOOD SERVICE ESTABLISHMENTS, PUBS, NIGHTCLUBS, AND PLACES SERVING FOOD OR LIQUID TO BE CONSUMED ON THE PREMISES

FIXTURES	MALE	FEMALE
WATER CLOSETS	101-300 OCCUPANTS: 2 REQ'D, 2 <i>PROVIDED</i>	101-150 OCCUPANTS: 3 REQ'D, 3 <i>PROVIDED</i>
URINALS	1-150 OCCUPANTS: *PROVIDE UP TO 50% OF WC'S, 2 <i>PROVIDED</i>	--
LAVATORIES	101-200 OCCUPANTS: 2 REQ'D, 2 <i>PROVIDED</i>	101-200 OCCUPANTS: 2 REQ'D, 2 <i>PROVIDED</i>
DRINKING FOUNTAINS	0 REQ'D, <i>DRINKING WATER PROVIDED TO ALL PATRONS</i>	
SERVICE SINK	1 SERVICE SINK REQ'D, 1 <i>PROVIDED</i>	
3-COMPARTMENT SINK	1 3-COMPARTMENTS SINK REQ'D, 1 <i>PROVIDED</i>	

TOTAL OCCUPANT LOAD = INTERIOR OCCUPANT LOAD + EXTERIOR OCCUPANCY LOAD = 300
NO CHANGE TO EXISTING FIXTURES QUANTITY REQ'D WITH ADDITION OF PATIO SPACE

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[illegible]

RESTAURANT RENOVATION

CODE ANALYSIS & LIFE SAFETY

Project number	21-163
Date	03/08/2022
Drawn by	CJR
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A001	
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ABBREVIATIONS

AC	AIR CONDITIONING	M.O.	MASONRY OPENING
AC/FL	ACCESS FLOOR	MACH.	MACHINE
ACP	ACOUSTICAL CEILING PANEL	MAX.	MAXIMUM
AD	AREA DRAIN	MDF	MEDIUM DENSITY FIBERBOARD
ADJ.	ADJUSTABLE		
AFF	ABOVE FINISHED FLOOR	MECH.	MECHANICAL
AL/ALUM.	ALUMINUM	MED.	MEDIUM
ALT.	ALTERNATE	MEZZ	MEZZANINE
ANOD.	ANODIZED	MFR.	MANUFACTURER
ANT.	ANTENNA	MIN.	MINIMUM
APPD.	APPROVED	MISC.	MISCELLANEOUS
ARCH.	ARCHITECT	MTD.	MOUNTED
ARCHL.	ARCHITECTURAL	MTG.	MOUNTING
		MTL.	METAL
		MULL.	MULLION
B.M.	BENCH MARK	MWK.	MILLWORK
BETW.	BETWEEN		
BIT.	BITUMINOUS		
BLDG.	BUILDING	NIC	NOT IN CONTRACT
BLK.	BLOCK	NO.	NUMBER
BLKG.	BLOCKING	NOM.	NOMINAL
BM	BEAM	NRC	NOISE REDUCTION COEFFICIENT
BOT.	BOTTOM		
BRG.	BEARING	NTS	NOT TO SCALE
BSMT.	BASEMENT		
		O.C.	ON CENTER
		OA	OVERALL
C.G.	CORNER GUARD	OH	OVERHEAD
C.T.	CERAMIC TILE	OFCI	OWNER FURNISHED/ CONTRACTOR INSTALLED
CAB.	CABINET		
CFCI	CONTRACTOR FURNISHED/ CONTRACTOR INSTALLED CENTER LINE	OFOI	OWNER FURNISHED/ OWNER INSTALLED
CL	CEILING	OFF.	OFFICE
CLG.	CLOSET	OPG.	OPENING
CLO.	CLEAR	OPP.	OPPOSITE
CLR.	CONCRETE MASONRY UNIT	ORN.	ORNAMENTAL
CMU	CONCRETE		
COL	CONNECTION	P.C.	PRECAST CONCRETE
CONC.	CONSTRUCTION	P.LAM.	PLASTIC LAMINATE
CONN.	CORRIDOR	PERF.	PERFORATED
CONST.	CARPET	PH.	PHASE
CORR.		PL.	PLATE
CPT/CP		PLAS.	PLASTIC
		PLBG.	PLUMBING
		PLYWD.	PLYWOOD
DBL.	DOUBLE	PNL.	PANEL
DET.	DETAIL	PKG.	PARKING
DIA.	DIAMETER	PPT	PRESERVATIVE
DIM.	DIMENSION		
DN	DOWN	PR.	PRESSURE TREATED
DR.	DOOR	PROT.	PROTECTION
DS	DOWNSPOUT	PTD.	PAINTED
DWG.	DRAWING	PTN.	PARTITION
		PVMT.	PAVEMENT
EA.	EACH		
EL.	ELEVATOR	Q.T.	QUARRY TILE
ELEC.	ELECTRIC(AL)	QTY.	QUANTITY
ELEV.	ELEVATOR		
EMER.	EMERGENCY		
ENCL.	ENCLOSED		
ENG.	ENGINEER	R/RAD.	RADIUS
EQ.	EQUAL	R.R.	RESILIENT BASE
EQPMNT.	EQUIPMENT	R.O.	ROUGH OPENING
ESC.	ESCALATOR	R.T.	RUBBER TILE
EW	ELECTRIC WATER COOLER	RD	ROOF DRAIN
EX	EXISTING	REF.	REFERENCE
EXH.	EXHAUST	REF.	REFERENCE
EXIST.	EXISTING	REINFORCED	REINFORCED
EXP.	EXPANSION OR EXPOSED	REMOVED	REMOVED
EXT.	EXTERIOR	REQ'D	REQUIRED
FD	FLOOR DRAIN	RES.	RESILIENT
FDVC	FIRE DEPARTMENT VALVE CABINET	REV.	REVISION OR REVISED
FE	FIRE EXTINGUISHER	RF	ROOF
FEC	FIRE EXTINGUISHER CABINET	RFG.	ROOFING
FEVC	FIRE EXTINGUISHER & VALVE CABINET	RH	RIGHT HAND
FHC	FIRE HOSE CABINET	RM.	ROOM
FIN.	FINISH(ED)		
FLG.	FLASHING	S&BR	SEALANT AND BACKER
FLR.	FLOOR		
FRT	FIRE RETARDANT TREATED	SCWD	SOLID CORE WOOD
FUT.	FUTURE	S.S.	STAINLESS STEEL
FVC	FIRE VALVE CABINET	SHT.	SHEET
		SIM.	SIMILAR
GA.	GAUGE	STD.	STANDARD
GALV.	GALVANIZED	STL	STEEL
GB	GRAB BAR	STO.	STORAGE
GFRC	GLASS FIBER REINFORCED CONCRETE	SUSP.	SUSPENDED
GFRP	GLASS FIBER REINFORCED PLASTER	T/	TOP OF
		T&B	TOP AND BOTTOM
GL.	GLASS, GLAZING	T&G	TONGUE AND GROOVE
GTB	GYPSON WALL BOARD	TEL.	TELEPHONE
		TEMP.	TEMPORARY
H.C.	HOLLOW CORE	TERR.	TERRAZZO
H.M.	HOLLOW METAL	THK.	THICK
H.P.	HIGH POINT	TYP.	TYPICAL
HD	HEAD		
HDWE	HARDWARE	U.L.	UNDERWRITERS
HDWD.	HARDWOOD		
HORIZ.	HORIZONTAL	U.N.O.	UNLESS NOTED OTHERWISE
HT.	HEIGHT		
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING	V.B.	VINYL BASE
		V.C.T.	VINYL COMPOSITE TILE
		VAP.BAR.	VAPOR BARRIER
INCL.	INCLUDE (ED) (ING)	VERT.	VERTICAL
INFO.	INFORMATION	VEST.	VESTIBULE
INSUL.	INSULATION	VERIFY	VERIFY IN FIELD
INT.	INTERIOR	VWC	VINYL WALL COVERING
J.C.	JANITOR'S CLOSET	W/	WITH
JB.	JAMB	W/O	WITHOUT
JT.	JOINT	WD.	WOOD
		WP	WATERPROOFING
L.P.	LOW POINT	WRB	WATER-RESISTIVE BARRIER
LAM.	LAMINATE		
LAV.	LAVATORY		
LH	LEFT HAND		
LT.	LIGHT		
LVR.	LOUVER		

GENERAL NOTES

- A. SCOPE OF WORK AND GENERAL CONDITIONS

1. THIS SET OF DOCUMENTS CONSISTS OF ALL SHEETS LISTED IN THE SHEET INDEX ON THE TITLE SHEET AND ALL ADDENDA. WORK SHOWN ON ANY OF THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND/OR FIRE PROTECTION DRAWINGS, INVOLVING ANY ONE PARTICULAR TRADE SHALL BE PERFORMED BY THAT PARTICULAR TRADE WHETHER SUCH REQUIRED WORK IS SHOWN ON THE DRAWINGS AS BELONGING TO THAT TRADE. FOR CONFLICTS OR INCONSISTENCIES THAT MAY ARISE BETWEEN VARIOUS DOCUMENTS THE BIDDER SHALL ASSUME THE MORE STRINGENT OR SEVERE CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE, AND SCOPE OF WORK DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE ALL WORK AS SHOWN ON THESE DRAWINGS EXCEPT WERE NOTED AS NOT IN CONTRACT (N.I.C.). CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WORK WITH THAT OF ALL OTHER TRADES. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKERS IN ACCORDANCE WITH THE BEST PRACTICES OF EACH TRADE.

3. DUE TO THE NATURE OF RENOVATION WORK, THE BIDDER SHALL CONSIDER CONTINGENCIES IN THE BID. NO ADDITIONAL FUNDS WILL BE PROVIDED FOR HIDDEN FIELD CONDITIONS THAT MAY ARISE. THE CONSTRUCTION DOCUMENTS ARE SCOPE DOCUMENTS AND AS SUCH MAY NOT DETAIL EXISTING CONDITIONS EXACTLY; HOWEVER, THIS DOES NOT RELEASE THE BIDDER FROM CAREFULLY REVIEWING THE EXISTING FIELD CONDITIONS AS THEY AFFECT THE WORK.

4. CONTRACTORS MUST PERFORM THEIR WORK AT THE OWNER'S CONVENIENCE AND SO AS NOT TO INTERFERE WITH THE OWNER'S NORMAL OPERATION.

5. ANY EXISTING WORK OR EQUIPMENT DAMAGED BY THE CONTRACTORS OR THEIR AGENTS OR EMPLOYEES MUST BE REPAIRED OR REPLACED AS APPROVED BY THE ARCHITECT, AND WITH NO CHANGE IN CONTRACT PRICE.

6. THE CONTRACTOR SHALL PROVIDE TEMPORARY ENCLOSURE OR OTHER MEANS OF PROTECTION AS REQUIRED. THE CONTRACTOR SHALL COORDINATE THE TEMPORARY ENCLOSURE WITH THE OWNER.

7. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR LICENSES REQUIRED BY LOCAL AUTHORITIES.

B. QUALIFICATIONS AND CODE COMPLIANCE

1. THE CONSTRUCTION MANAGER AND ALL SUBCONTRACTORS SHALL BE LICENSED TO PRACTICE IN THE JURISDICTION OF THE SITE.

2. MODIFICATIONS REQUIRED TO COMPLY WITH CODES SHALL BE REVIEWED WITH ARCHITECT TO PRESERVE DESIGN INTENT. MODIFICATIONS TO MEET CODES SHALL BE PERFORMED AT NO ADDITIONAL CHARGE TO THE OWNER OVER THE ORIGINAL CONTRACT AMOUNT.

3. ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE OCCUPATION SAFETY AND HEALTH ACT OF 1970 (OSHA) AS PUBLISHED IN THE LATEST ISSUE OF THE FEDERAL REGISTER. THE CONTRACTOR MUST MAKE WHATEVER PROVISIONS ARE REQUIRED TO COMPLY.

4. ALL TRADES MUST BE KNOWLEDGEABLE OF PROVISIONS OF CURRENT GOVERNING CODES APPLICABLE TO THE TRADE.

5. PROVIDE HOT AND COLD WATER LINES, SOIL AND VENT LINES, AND SHUT-OFF VALVES AS REQUIRED IN ACCORDANCE WITH LOCAL BUILDING AND PLUMBING CODES.

6. ALL INSULATION TYPES MUST RECEIVE APPROVAL FROM THE GOVERNING AGENCY FOR USE IN THE BUILDING OR AS A COMPONENT OF A SYSTEM IN THE BUILDING.

C. CONTRACT DRAWINGS AND SPECIFICATIONS

1. PLANS AND SPECIFICATIONS ARE COOPERATIVE AND COMPLEMENTARY. ALL LABOR AND MATERIALS REQUIRED TO FULLY CARRY OUT THE INTENTIONS OF THE PLANS AND SPECIFICATIONS ARE PART OF THIS CONTRACT WHETHER OR NOT SPECIFICALLY DOCUMENTED.

2. CONTRACTOR AND EACH SUBCONTRACTOR ARE REQUIRED TO THOROUGHLY INSPECT THESE DRAWINGS AND SPECIFICATIONS AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AT THE JOB SITE, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND/OR CONFLICTS IN WRITING BEFORE PROCEEDING WITH THE WORK OR ORDERING ANY MATERIAL.

3. EACH TRADE IS REQUIRED TO THOROUGHLY EXAMINE THESE DRAWINGS AND INSPECT EXISTING CONDITIONS AT THE JOB SITE TO IDENTIFY POTENTIAL PROBLEMS, CONFLICTS, DISCREPANCIES OR INTERFERENCE WITH OTHER TRADES.

4. EXISTING CONDITIONS/DEMOLITION DRAWINGS WERE PREPARED FOR THE CONVENIENCE OF THE CONTRACTOR AND OWNER. THE ARCHITECT DOES NOT WARRANT THE ACCURACY AND COMPLETENESS OF THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND BE FAMILIAR WITH ALL EXISTING CONDITIONS AFFECTED BY THE WORK.

5. ANY WORK OR MATERIALS CALLED FOR DIFFERENTLY ON THE DRAWINGS AND IN THE SPECIFICATIONS SHALL BE PROVIDED AS SHOWN ON ONE OR THE OTHER, AT THE ARCHITECT'S OPTION, AT NO ADDED COST OVER THE ORIGINAL CONTRACT AMOUNT.

6. INFORMATION IS NOT NECESSARILY REPEATED ON PLANS AND SPECIFICATIONS; BOTH ARE APPLICABLE. IN THE EVENT OF A CONFLICT, CONSULT THE ARCHITECT.

7. NOTES APPEAR ON VARIOUS SHEETS FOR DIFFERENT SYSTEMS AND CONSTRUCTION MATERIALS. ALL SHEETS ARE TO BE REVIEWED AND NOTES ON ANY ONE SHEET ARE TO BE APPLIED TO ALL RELATED DRAWINGS AND DETAILS.

8. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILED. WHERE SPECIFIC DIMENSION, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

9. DRAWINGS MAY BE DISTORTED FROM PRINTING AND ARE NOT TO BE SCALED. WRITTEN DIMENSIONS GOVERN; FAVOR LARGE SCALE DETAILS OVER SMALL SCALE DRAWINGS.

10. ALL DIMENSIONS ARE FINISHED FACE OF WALLS AND PARTITIONS UNLESS OTHERWISE INDICATED.

11. ARCHITECTURAL DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER ENGINEERING DIMENSIONS AND NOTES. IF DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS ARE DISCOVERED, CONTACT ARCHITECT FOR INTERPRETATION.

D. EXISTING CONDITIONS

1. THE CONTRACTOR SHALL VERIFY & BE FAMILIAR WITH THE EXISTING CONDITIONS AS AFFECTED BY THE SCOPE OF WORK TO BE PERFORMED. BY SUBMITTING A BID OR EXECUTING THE CONTRACT, THE CONTRACTOR REPRESENTS THAT THEY HAVE VISITED THE SITE & FAMILIARIZED THEMSELVES WITH THE LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.

2. NO REQUESTS FOR ADDITIONAL FUNDS WILL BE ALLOWED DUE TO IGNORANCE OF EXISTING CONDITIONS OR INTERFERENCE WITH THE WORK OF THE OTHER TRADES.

3. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS BETWEEN THE EXISTING CONDITIONS AND THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS.

4. THE CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS AT THE SITE. WHERE REQUIRED, NEW WORK MUST BE ADAPTED TO FIT EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.

5. THE CONTRACTOR SHALL VERIFY THAT ALL EXISTING FLOORS AND WALLS RELATED TO THE WORK ARE TRUE AND LEVEL TO PERMIT PROPER TOLERANCES FOR NEW WORK. COMMENCEMENT OF THE WORK INDICATES ACCEPTANCE OF CONDITION OF EXISTING WORK.

6. EXISTING CONDITIONS ARE INDICATED FOR THE CONTRACTOR'S CONVENIENCE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AS THEY ARE AFFECTED BY THE WORK. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE EXISTING CONDITIONS SHOWN. NO ADDITIONAL FUNDS WILL BE AUTHORIZED FOR THE CONTRACTOR'S IGNORANCE OF CONDITIONS AND THEIR IMPLICATIONS.

E. DEMOLITION AND REMOVALS

1. DISPOSITION OF ALL EXISTING CONSTRUCTION ITEMS, EQUIPMENT, FIXTURES, ETC. THAT ARE TO BE REMOVED AND SALVAGED FOR OWNER AS PART OF THIS WORK, MUST BE VERIFIED WITH THE OWNER. CONTRACTORS MAY BE REQUIRED TO MOVE OFF SITE OR RELOCATE ANY OR ALL SUCH ITEMS.

2. ANY MECHANICAL AND/OR ELECTRICAL APPURTENANCES, ETC., WHICH ARE TO REMAIN ACTIVE MUST BE REMOVED IN THEIR ENTIRETY TO SUCH EXTENT AS NOT TO INTERFERE WITH, NOR DESTROY THE DESIGN CONCEPT OF THE NEW WORK.

3. CONTRACTOR SHALL COORDINATE WITH OWNER, AND STORE AS DIRECTED, ANY EXISTING FIXTURES THAT ARE IDENTIFIED AS SALVAGED FOR OWNER.

F. CUTTING AND PATCHING

1. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH ADJACENT AND AFFECTED TRADES. THE CONTRACTOR SHALL PERFORM ALL CUTTING, PATCHING AND FILLING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED OR IMPLIED ON THE DRAWINGS AND ALL OTHER WORK AS MAY BE REQUIRED TO COMPLETE THE JOB. PATCH AND REPAIR FLOORS, WALLS, CEILINGS, AND MULLIONS AS REQUIRED TO MATCH ADJACENT SURFACE AND/OR AS INDICATED ON THE DRAWINGS.

2. ALL WORK SUCH AS CUTTING, PATCHING, REPAIR WORK, ETC., MUST BE PERFORMED BY TRADES SPECIALIZING IN THAT WORK. SURFACES FORM WHICH EXISTING CONSTRUCTION ITEMS ARE TO BE REMOVED SHALL BE PATCHED AS REQUIRED BY THE NEW WORK SO AS TO MATCH ALL ADJACENT NEW OR EXISTING SURFACES.

3. AFTER REMOVAL OF ANY EXISTING CONSTRUCTION, ALL AREAS AFFECTED OR DAMAGED BY REMOVAL WORK SHALL BE PATCHED AS REQUIRED TO MATCH ADJACENT SURFACES IN ALL RESPECTS.

4. IN ALL LOCATIONS WHERE FILLING IN OF EXISTING OPENINGS IS REQUIRED, AND WHERE EXPOSED FINISH SURFACE IS MASONRY, THE CONTRACTOR SHALL MATCH THE ADJACENT MASONRY SURFACES AND INTERIOR FINISH IN EVER RESPECT.

G. MATERIALS, ASSEMBLIES AND INSTALLATION

1. ALL OPENINGS AND OTHER PROVISIONS NECESSARY FOR INSTALLATION OF ARCHITECTURAL, PLUMBING, MECHANICAL, ELECTRICAL OR OWNER'S APPARATUS AND EQUIPMENT MUST BE VERIFIED WITH THE SPECIFIC TRADES INVOLVED, OR WITH THE OWNER PRIOR TO INSTALLATION, AND MUST BE OF SIZE, LOCATION, CONFIGURATION, ETC. REQUIRED.

2. MATERIALS MAY BE SPECIFIED ON DRAWINGS AS WELL AS SPECIFICATIONS. IN THE EVENT OF A CONFLICT, CONSULT ARCHITECT.

3. ANY DETAILS SYSTEMS MATERIALS, ETC. (ARCHITECTURAL, STRUCTURAL, MECHANICAL, ETC.) WHICH ARE PROPOSED TO BE CHANGED FROM THAT INDICATED OR SPECIFIED IN THE CONTRACT DOCUMENTS MUST BE REVIEWED BY THE ARCHITECT AND APPROVED BY THE OWNER PRIOR TO PREPARATION OF SHOP DRAWINGS.

4. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC ACTION AND DETERIORATION.

5. ALL WOOD BLOCKING SHALL BE FIREPROOF (UNLESS OTHERWISE NOTED).

6. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP FOR A MINIMUM OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION.

7. INSTALL ALL MATERIALS AND SYSTEMS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS OR INSTRUCTIONS.

8. THE FLAME SPREAD RATING AND SMOKE DEVELOPMENT RATINGS FOR ALL MATERIALS SHALL CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF GOVERNING AUTHORITIES.

9. WHERE NEW WORK ABUTS EXISTING CONSTRUCTION OR EXISTING CONSTRUCTION HAS BEEN PATCHED OR REPAIRED, PAINT EXISTING SURFACES FORM NEAREST CORNER TO NEAREST CORNER, AND FROM FLOOR TO CEILING.

10. ALL NEW PARTITIONS ARE TO EXTEND TIGHT UP TO THE FLOOR OR ROOF CONSTRUCTION, EXCEPT OTHERWISE SHOWN, AND ARE TO BE CUT TO FIT AROUND BEAMS, JOIST, DUCTS, CONDUITS, PIPES, HANGERS, ETC. ALL SUCH CUTS SHALL BE ACCURATE, STRAIGHT, AND SEALED WITH MORTAR OR TAPE AND COMPOUND, AND MADE AIR TIGHT.

11. PROVIDE PAINT FINISHES TO MATCH EXISTING ADJACENT CONDITIONS, UNLESS OTHERWISE NOTED.

12. UNLESS OTHERWISE NOTED, THE CONSTRUCTION OF ALL NEW WALLS SHALL MATCH THE THICKNESS, HEIGHT, RATING, MATERIAL, AND COMPOSITION OF THE ADJACENT WALL.

13. FOR ANY UNSCHEDULED OPENINGS IN A MASONRY WALL, THE ASSOCIATED TRADE SHALL PROVIDE STEEL LINTELS AS SPECIFIED.

14. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE & ACCURATELY LOCATE ELECTRICAL AND MECHANICAL DEVICES WITH CASEWORK AND OTHER CONSTRUCTION TO AVOID CONFLICTS. NO ADDITIONAL FUNDS WILL BE AUTHORIZED BY THE ARCHITECT FOR MISCOORDINATED WORK.

15. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED SO AS TO BE COMPLETELY WATERTIGHT AND AIRTIGHT.

16. CONTRACTOR SHALL PROVIDE AND INSTALL NEW FIXTURES AND LAMPS AS SPECIFIED AND RELAMP EXISTING FIXTURES AS INDICATED ON DRAWINGS.

17. ALL LENSES, REFLECTORS, LAMPS, PLATES FOR NEW AND EXISTING LIGHT FIXTURES ETC. SHALL BE THOROUGHLY CLEANED PRIOR TO OCCUPANCY.

18. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY BRACING (TEMP. AND PERM.) FOR SOUND CONSTRUCTION TO MEET CODE DEFINED LOADING CONDITIONS WHETHER OR NOT SPECIFICALLY DOCUMENTED AT NO ADDITIONAL COST TO OWNER.

19. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY BLOCKING, FURRING, AND GROUNDS (TEMP. AND PERM.) FOR GOOD CONSTRUCTION PRACTICE WHETHER OR NOT SPECIFICALLY DOCUMENTED AT NO ADDITIONAL COST TO THE OWNER.

20. ROOFING, WATERPROOFING AND MOISTURE PROTECTION DETAILS ARE INDICATED FOR DESIGN INTENT AND ARE SUGGESTIVE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE A PROPER AND COMPLETE SYSTEM PER THE SELECTED MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS, FOR MATERIALS AND EXECUTIONS THAT IS COMPLETELY WATER-TIGHT AND MEETS THE MANUFACTURER'S CRITERIA FOR WARRANTY.

21. ALL METAL FLASHING WORK TO BE INSTALLED IN ACCORDANCE WITH CURRENT SMACNA RECOMMENDATIONS.

H. SITE CONDITIONS.

1. ACTIVE PIPES, CONDUITS AND OTHER UTILITIES OF ALL TYPES, WHETHER SHOWN IN THE BID DOCUMENTS OR NOT, MUST BE PROTECTED BY THE CONTRACTOR AT ALL TIMES DURING THE CONSTRUCTION OF THE WORK. EXTREME CARE SHALL BE EXERCISED AT ALL TIMES NOT TO DAMAGE ANY SUCH PIPES AND CONDUITS. IF DAMAGE OCCURS THE CONTRACTOR SHALL REPAIR SUCH DAMAGE IN A MANNER APPROVED BY THE ARCHITECT, AND AT NO CHANGE IN CONTRACT PRICE.

2. UNLESS SPECIFICALLY OTHERWISE APPROVED BY THE OWNER, ALL MECHANICAL AND/OR ELECTRICAL LINES MUST BE KEPT ACTIVE DURING AND/OR AFTER CONSTRUCTION, WHERE THEY INTERFERE WITH THE WORK. IF SUCH LINES ARE TO BE TEMPORARILY RELOCATED DURING CONSTRUCTION AND PERMANENTLY RELOCATED AFTER CONSTRUCTION, TO LOCATIONS APPROVED BY THE ARCHITECT, AT NO ADDITIONAL COST TO THE OWNER.

3. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE STRUCTURE AND ITS INHABITANTS.

4. THROUGHOUT THE PERIOD OF DEMOLITION & CONSTRUCTION, PROVIDE ALL NECESSARY ACCOMMODATIONS TO KEEP THE TENANT-OCCUPIED PORTION OF THE FLOOR OPERATIONAL & SAFE. THESE ACCOMMODATIONS INCLUDE, BUT ARE NOT LIMITED TO, ELECTRICAL & COMMUNICATIONS WIRING, HVAC, NOISE & DUST CONTROL, PLUMBING, TEMPORARY SIGNAGE, & LIFE-SAFETY MEASURES.

5. ALL CORRIDORS ARE TO BE KEPT FREE FOR REFUSE & CONSTRUCTION MATERIAL. CONTRACTORS SHALL DISPOSE OF DEMOLISHED MATERIALS.

RESTAURANT RENOVATION

DRAWING STANDARDS

Project number	21-163
Date	03/08/2022
Drawn by	SA
Checked by	---
A002	
Scale	12" = 1'-0"



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P1 REFURBISH EXG PARTITION
RETAIN FRAMING, NEW SHEATHING & DECOR

P6 6" METAL STUD



M3 3-5/8" METAL STUD

M6 6" METAL STUD



F3 3-5/8" METAL STUD

F6 6" METAL STUD

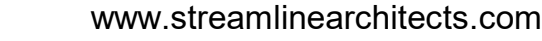


RESTAURANT RENOVATION

PARTITION TYPES

A003

Scale 1 1/2" = 1'-0"



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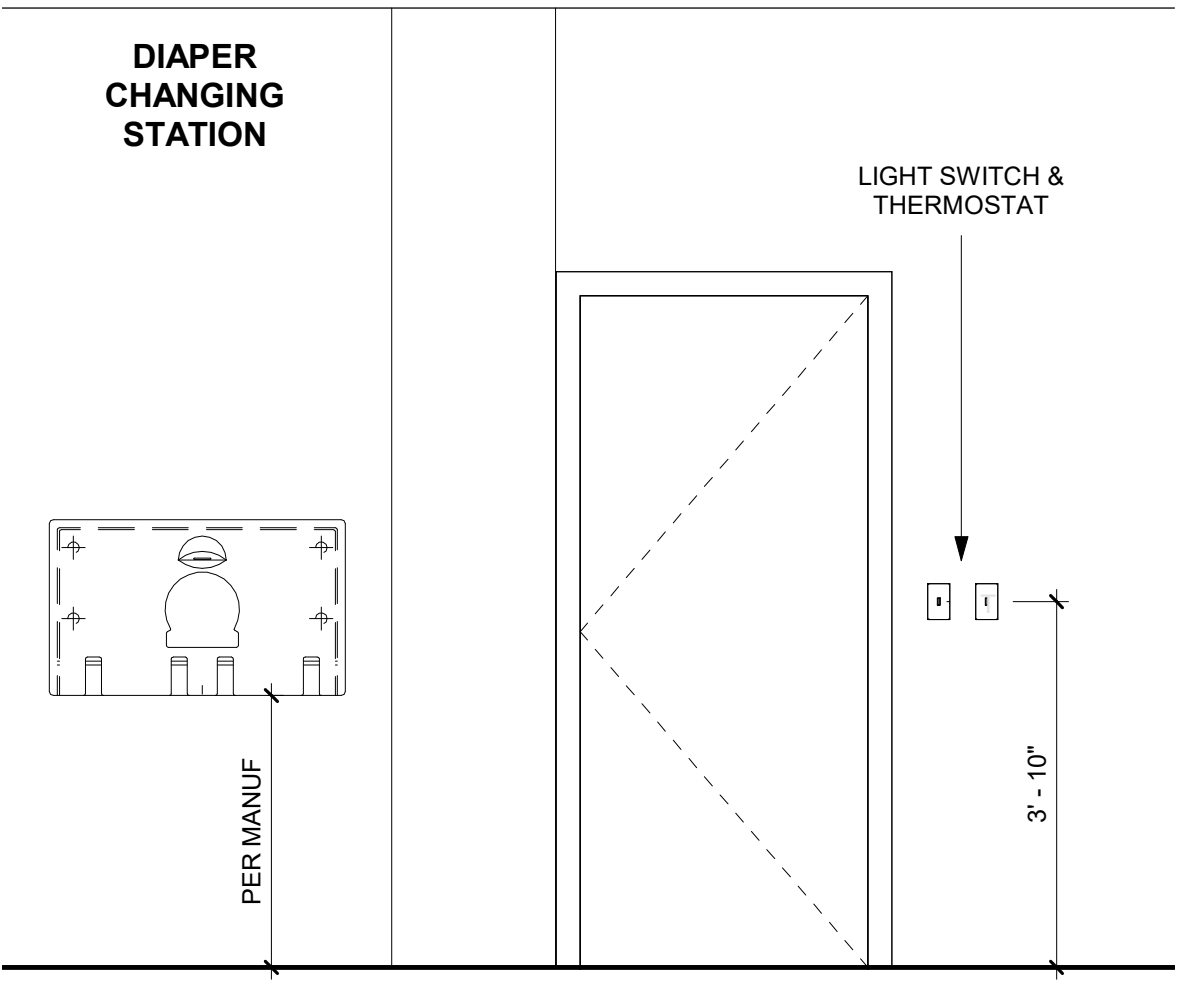
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TYPICAL MOUNTING HEIGHTS

Project number	21-163
Date	03/08/2022
Drawn by	SA
Checked by	---

Scale $1/2" = 1'-0"$

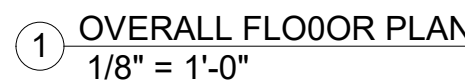


1. ALL WORK SHALL BE COMPLIANT WITH THE CODES, ORDINANCES, & REGULATIONS OF THE AUTHORITIES HAVING JURISDICTION OVER THE PROJECT LOCATION.
2. ALL DIMENSIONS ARE TO
 - A. FINISH FACE @ AREAS OF EXISTING CONSTRUCTION (U.N.O.)
 - B. FACE OF FRAMING @ AREAS OF NEW WORK (U.N.O.)
3. MECHANICAL CONTRACTOR TO VERIFY ALL MECHANICAL SYSTEMS ARE INSTALLED IN COMPLIANCE WITH ALL APPLICABLE CODES.
4. ELECTRICAL CONTRACTOR TO VERIFY ALL ELECTRICAL SYSTEMS ARE INSTALLED IN COMPLIANCE WITH ALL APPLICABLE CODES.
5. ALL LIGHTING DESIGN BY ELECTRICAL CONTRACTOR. ALL CONTROLS / SWITCHING ARE TO BE DESIGNED BY THE ELECTRICAL CONTRACTOR IN COORDINATION WITH THE OWNER.
6. PLUMBING CONTRACTOR TO VERIFY THAT ALL PLUMBING COUNTS COMPLY WITH APPLICABLE CODES & REGULATIONS INCLUDING, BUT NOT LIMITED TO, TOILETS, LAVATORIES, DRINKING FOUNTAINS, ETC.
7. PLUMBING CONTRACTOR TO VERIFY ALL PLUMBING SYSTEMS ARE INSTALLED IN COMPLIANCE WITH ALL APPLICABLE CODES.
8. FIRE PROTECTION CONTRACTOR TO VERIFY ALL FIRE PROTECTION SYSTEMS ARE INSTALLED IN COMPLIANCE WITH ALL APPLICABLE CODES.
9. DOOR & HARDWARE SUPPLIER TO VERIFY THAT HARDWARE MEETS ALL APPLICABLE CODES & REGULATIONS.
10. ALL NEW WOOD DOORS TO BE FACTORY FINISHED.
11. PROVIDE CONTROL JOINTS IN GYPSUM BOARD ASSEMBLIES AS INDICATED & PER GYPSUM BOARD MANUFACTURER RECOMMENDATIONS. IF NOT INDICATED, PROVIDE AT 30'-0" MAXIMUM INTERVALS & IN CONJUNCTION WITH DOOR HEADS AND / OR OTHER WORK WHEN APPLICABLE.
12. ALL EXISTING CONDITIONS ARE SUBJECT TO FIELD VERIFICATION BY THE GENERAL CONTRACTOR. DESIGN DOCUMENTS ARE BASED ON THE ARCHITECT'S FIELD WORK & STUDY OF AVAILABLE RECORD DRAWINGS. THE ARCHITECT OFFERS NO ASSURANCES REGARDING THE CURRENT STATE OF EXISTING CONSTRUCTION.



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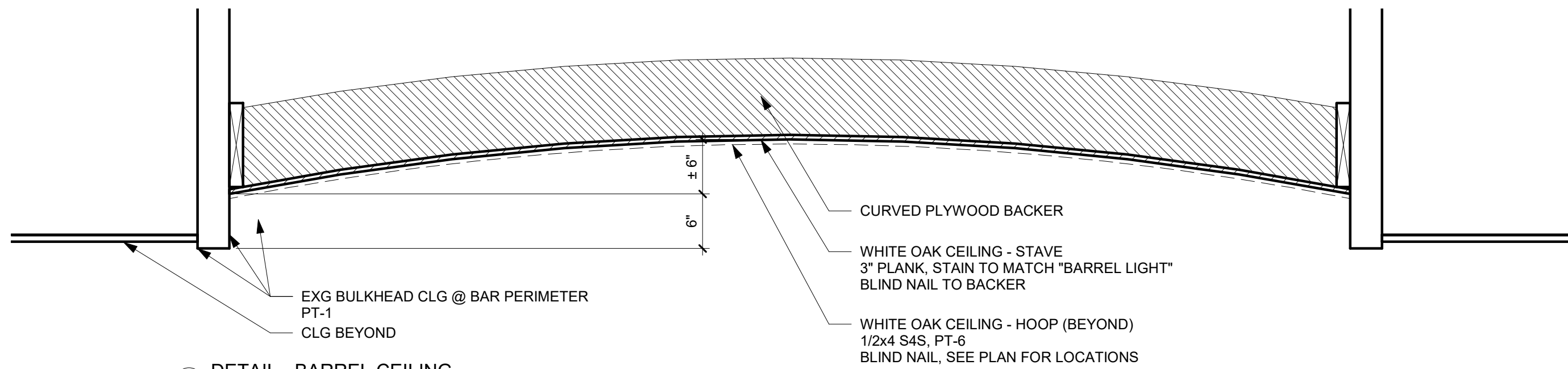
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FLOOR PLAN

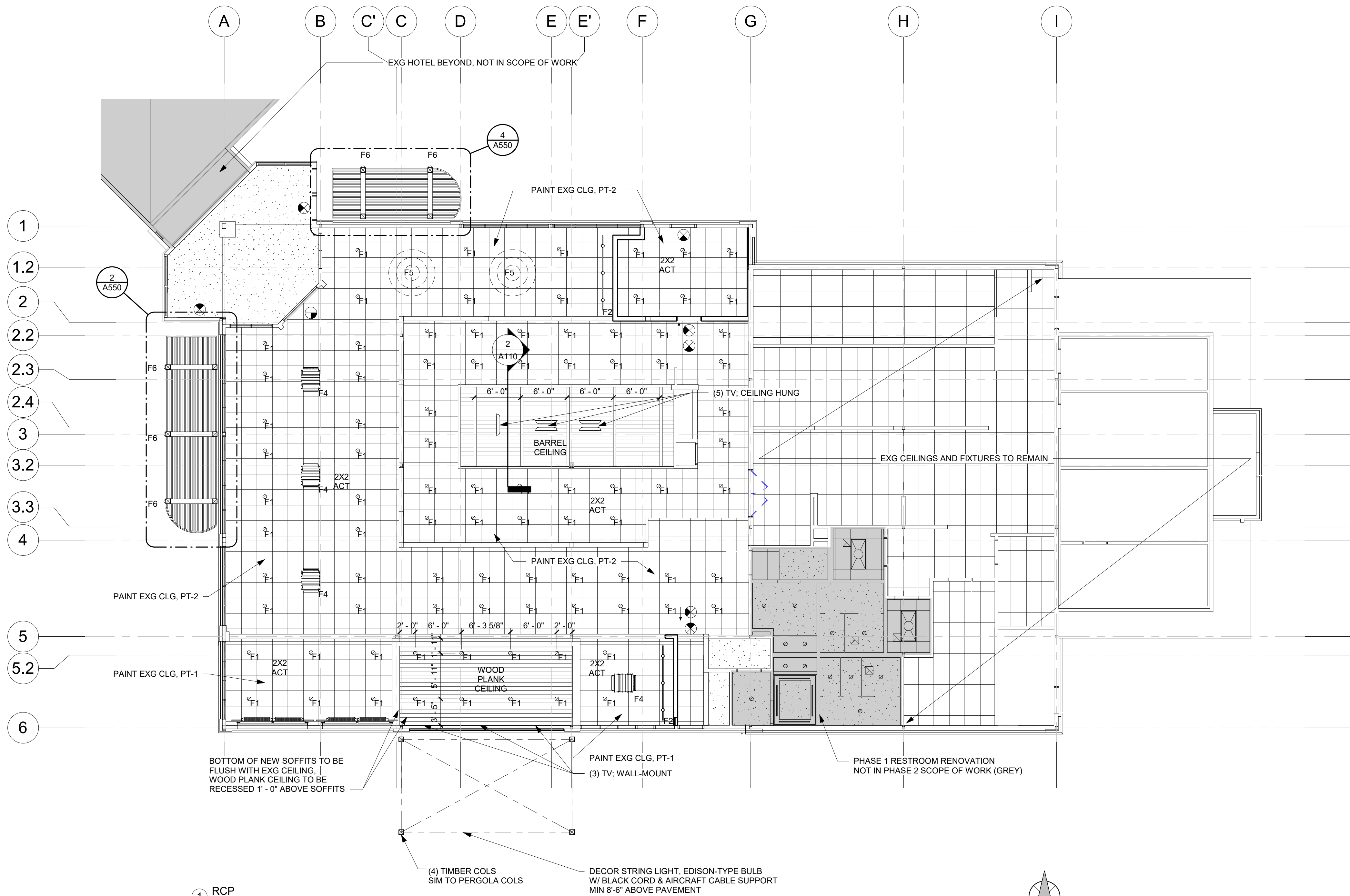
Project number	21-163
Date	03/08/2022
Drawn by	CJR
Checked by	SA

A101

Scale	As indicated
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2 DETAIL - BARREL CEILING
1" = 1'-0"



1 RCP
1/8" = 1'-0"

RCP GENERAL NOTES

1. ALL GWB CEILING TO PAINTED WHITE, U.N.O.
2. ALL DRYWALL SOFFITS (VERTICAL PLANE) TO MATCH ADJACENT WALL FINISH, U.N.O.
3. ALL FIXTURES TO BE CENTERED IN CEILING TILE
4. ALL GRIDS TO BE CENTERED IN ROOMS, U.N.O.
5. ALL LIGHT FIXTURES INSTALLED IN SOFFITS TO BE CENTERED WITHIN WIDTH, U.N.O.
6. ALL SUSPENDED CEILING GRIDS, MECH. SYSTEMS, AUTO SPRINKLER SYSTEMS & PLUMBING TO BE SUPPORTED FROM THE BOTTOM OF JOIST WHERE APPLICABLE
7. GENERAL CONTRACTOR TO CONFIRM CEILING LAYOUT & COORDINATE MECHANICAL, FIRE PROTECTION & ELECTRICAL TRADES
8. SEE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
9. COORD ALL CONTROLS / SWITCHING WITH OWNER.
10. ALL EXISTING CONDITIONS ARE SUBJECT TO FIELD VERIFICATION BY THE GENERAL CONTRACTOR. DESIGN DOCUMENTS ARE BASED ON THE ARCHITECT'S FIELD WORK & STUDY OF AVAILABLE RECORD DRAWINGS. THE ARCHITECT OFFERS NO ASSURANCES REGARDING THE CURRENT STATE OF EXISTING CONSTRUCTION. ALL CONDITIONS ARE TO BE FIELD VERIFIED BY THE GENERAL CONTRACTOR.

RCP LEGEND

	SUSPENDED CEILING GRID W/ ACOUSTICAL CEILING TILE 2' x 2'
	SUSPENDED CEILING GRID W/ ACOUSTICAL CEILING TILE 2' x 4'
	GWB CEILING
	WOOD PLANK CEILING
	RECESSED CAN FIXTURE
	TRACK LIGHTING
	LINEAR PENDANTS
	SIGNATURE "BARREL" PENDANT FIXTURE
	SIGNATURE "SPIDER" PENDANT CLUSTER
	EMERGENCY LIGHT W/ 90 MIN. BATTERY
	EXIT LIGHT / EMERGENCY LIGHT (LIGHTED FACE OF SIGN IS SHADED) W/ 90 MIN. BATTERY
	SUPPLY AIR GRILLE - REFER TO HVAC DRAWINGS
	RETURN AIR GRILLE - REFER TO HVAC DRAWINGS
	EXHAUST AIR GRILLE - REFER TO HVAC DRAWINGS

RCP SCHEDULE

F1	RECESSED CAN
F2	TRACK LIGHTING
F3	LINEAR PENDANTS
F4	SIGNATURE "BARREL" PENDANT
F5	SIGNATURE "SPIDER" PENDANT CLUSTER



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RESTAURANT RENOVATION

REFLECTED CEILING PLAN

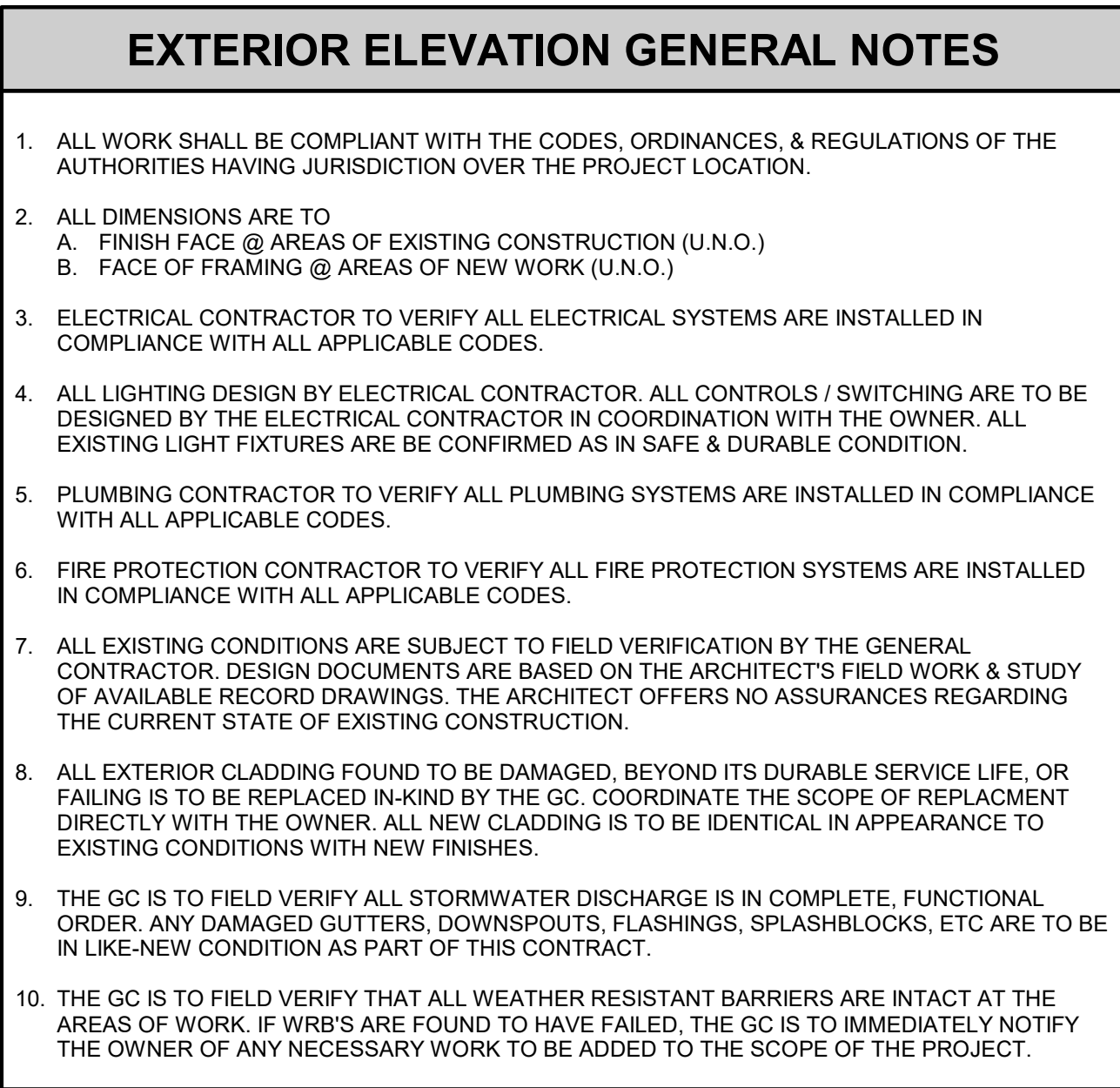
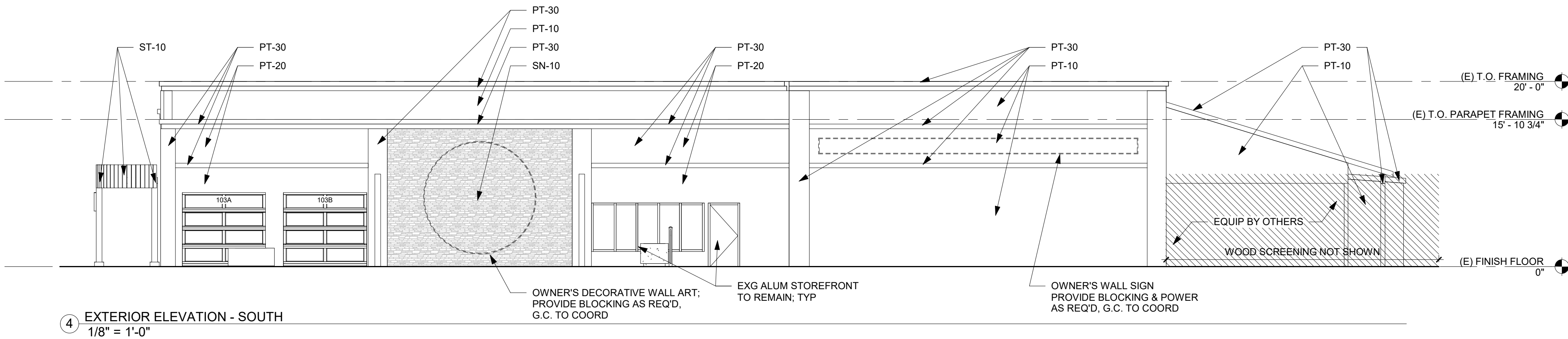
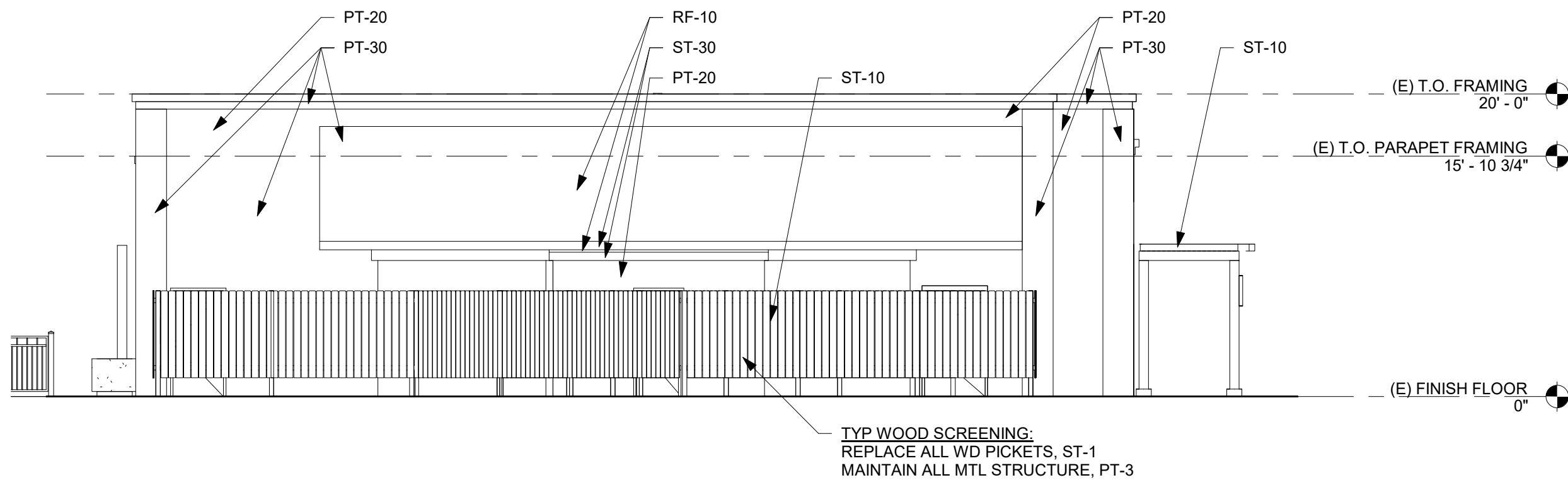
Project number 21-163
Date 03/08/2022
Drawn by CJR
Checked by SA

A110

Scale As indicated



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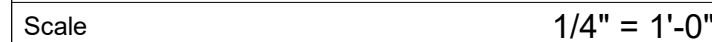
EXTERIOR MATERIAL LEGEND			
ITEM	MANUFACTURER	MATERIAL SPECIFICATIONS	NOTES
PT-10	(GC'S OPTION)	WALL PAINT - FIELD	1, 2, 3
PT-11	(GC'S OPTION)	WALL PAINT - ACCENT	1, 2, 3
PT-12	(GC'S OPTION)	WALL PAINT - TRIM	1, 2, 3
PT-13	(GC'S OPTION)	PAINT - MISC. COORD W/ EXISTING STOREFRONT "BRONZE"	1, 2, 3
SN-10	CORONADO STONE	VENEER - MANUFACTURED STONE: BARN WOODSTONE "OLD FRONTIER" OR EQUAL	1, 2
ST-10	SHERWIN WILLIAMS	STAIN - WOOD: WOODSCAPES "CHARWOOD" SW3542	1, 2
RF-10	GAF	ASPHALT SHINGLE: TIMBERLINE NATURAL SHADOW "WEATHERED WOOD" OR EQUAL	1, 2
NOTES:			
1. ALL FINISHES TO BE APPROVED BY ARCHITECT & OWNER PRIOR TO INSTALLATION			
GC TO PROVIDE CLEAN, STABLE, SUITABLE SUBSTRATE FOR ALL NEW CLADDING MATERIAL			
2. FINAL PT SELECTION BASED ON COORDINATION WITH GC'S PHYSICAL SUBMITTAL OF STONE VENEER.			

EXTERIOR ELEVATIONS

Project number	21-163
Date	03/08/2022
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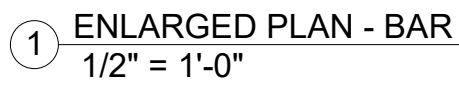
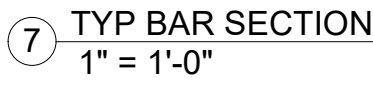
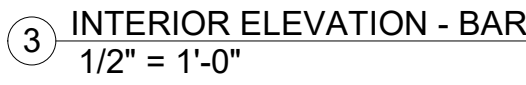
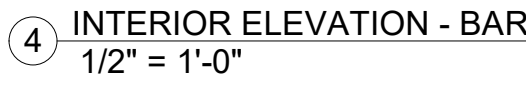
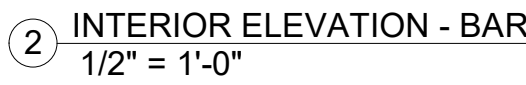
A200

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Scale As indicated

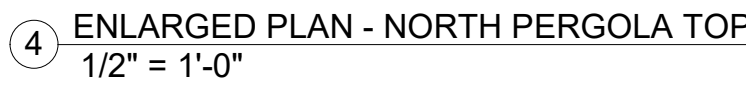
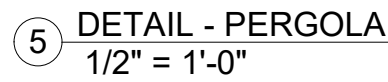


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PERGOLA

Project number	21-163
Date	03/08/2022
Drawn by	CJR
Checked by	SA
A550	
Scale	1/2" = 1'-0"





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- ② PARTITION TYPES - PHASE 1
1 1/2" = 1'-0"



- ② PARTITION TYPES - PHASE 1
1 1/2" = 1'-0"



GENERAL FINISH PLAN NOTES:

1. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION ABOUT FINISHES, MANUFACTURERS, AND INSTALLATION.
2. PROVIDE CARPET AND FLOORING EDGE STRIPS WHEREVER (2) DIFFERENT FLOORING MATERIALS MEET, OR WHEREVER FLOORING MATERIALS OF DIFFERING HEIGHTS MEET. PROVIDE TYPE AS REQUIRED BY SPECIFIC CONDITION. SEE SPECIFICATIONS FOR TYPES AND MANUFACTURERS OF RESILIENT EDGE STRIPS.
3. FOR EACH FLOORING TYPE, ALWAYS START FLOORING DIRECTLY BELOW THE CENTERLINE OF THE DOOR.

NOTES:

1. ALL FINISHES TO BE APPROVED BY ARCHITECT & OWNER
2. CONTRACTOR SUPPLIED

FINISH PLANS & MATERIAL SCHEDULE

A700

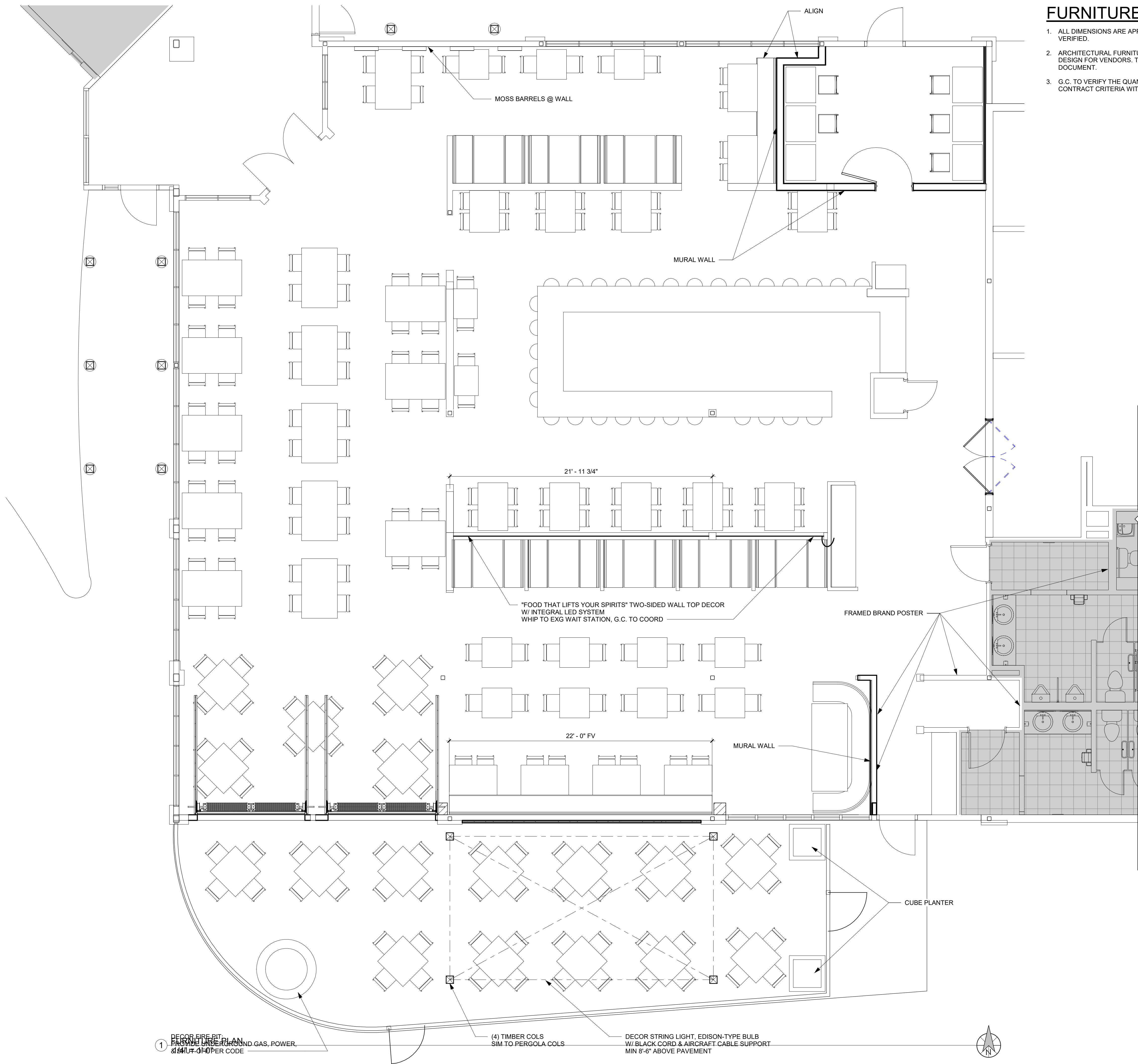
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1. ALL DIMENSIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED.
2. ARCHITECTURAL FURNITURE LAYOUT IS INTENDED AS A BASIS OF DESIGN FOR VENDORS. THIS ILLUSTRATION IS NOT A CONTRACT DOCUMENT.
3. G.C. TO VERIFY THE QUANTITY, INSTALLATION METHODS, & OTHER CONTRACT CRITERIA WITH THE FURNITURE VENDOR.

[illegible]

RESTAURANT RENOVATION

FURNITURE PLAN

Project number	21-163
Date	03/08/2022
Drawn by	CJR
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A800	
Scale	As indicated



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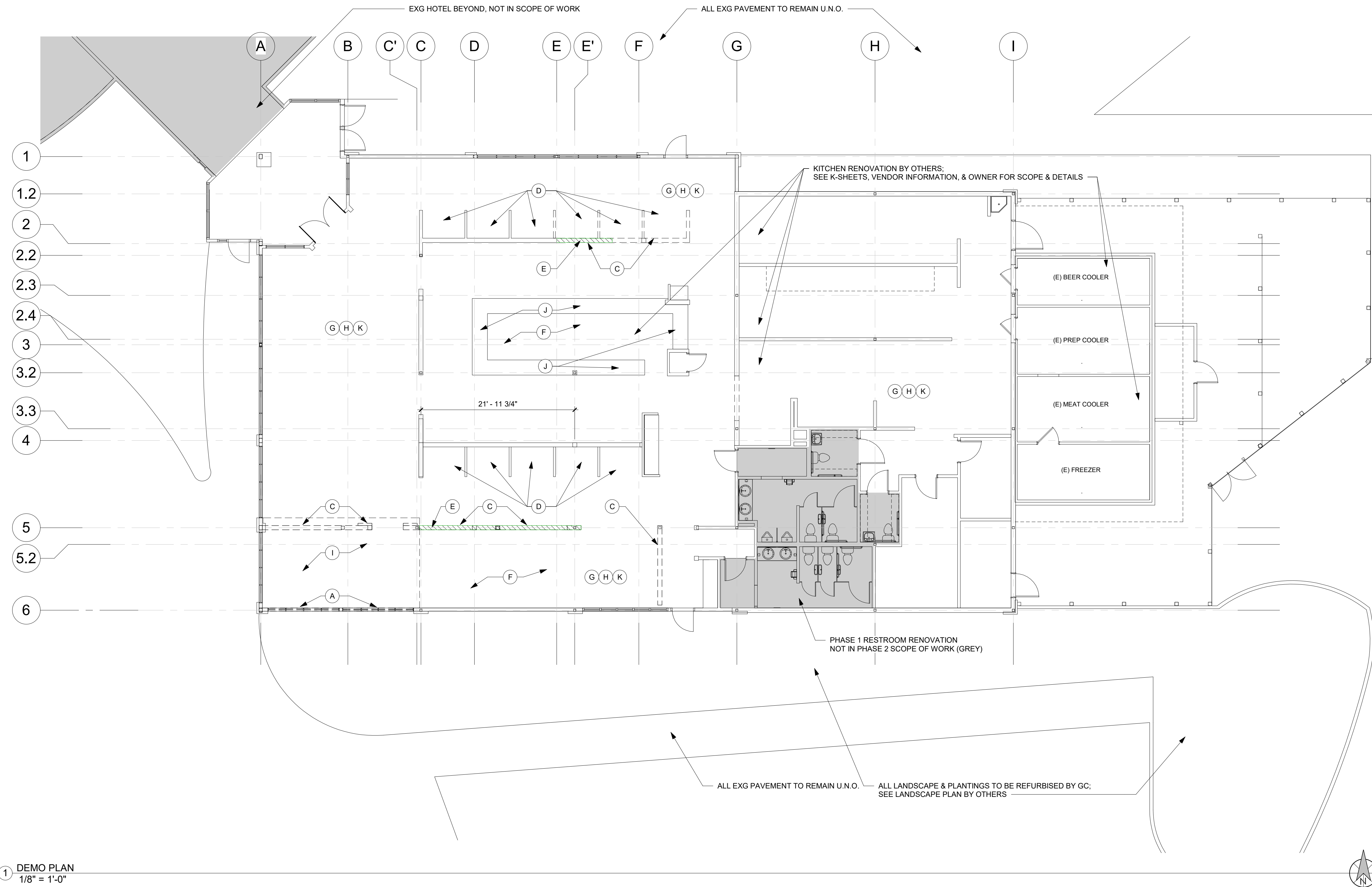
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DEMOLITION GENERAL NOTES:

- ALL WORK IS TO BE IN ACCORDANCE WITH BUILDING CODES AND ALL OTHER CODES THAT HAVE AUTHORITY OVER THIS PROJECT. PROVIDE ALL NECESSARY SAFEGUARDS, BARRIERS, TEMPORARY POWER, LIGHTING, FIRE PROTECTION, ETC. AS REQUIRED DURING DEMOLITION.
- THE GENERAL CONTRACTOR, PRIOR TO SUBMITTING HIS OR HER BID, SHALL FIELD SURVEY THE SITE OF PROPOSED WORK TO DETERMINE THE EXTENT AND NATURE OF DEMOLITION WORK.
- THE GENERAL CONTRACTOR SHALL COORDINATE ALL TRADES REQUIRED TO PERFORM DEMOLITION WORK AS OUTLINED IN THE CONTRACT DOCUMENTS. DEMOLITION DRAWINGS ARE PROVIDED TO SERVE ONLY AS A GUIDE FOR DEMOLITION WORK. GENERAL CONTRACTOR AND SUB CONTRACTORS HAVE FINAL RESPONSIBILITY FOR DETERMINING EXTENT OF DEMOLITION REQUIRED TO PREPARE THE BUILDING FOR NEW WORK AS INDICATED ON DRAWINGS AND IN SPECS.
- REMOVE ALL CONSTRUCTION SHOWN ON THE DRAWINGS AS EXISTING TO BE REMOVED, INCLUDING BUT NOT LIMITED TO FLOORING, FLOORING ADHESIVE, PARTITIONS, INCLUDING ELEMENTS OCCURRING ABOVE THE FINISHED CEILINGS, HANGERS, STRAPS AND OTHER ACCESSORY OBJECTS CONNECTED WITH THE ITEMS BEING REMOVED.
- ELECTRICAL CONTRACTOR SHALL DISCONNECT ALL POWER IN AREAS OF WORK AS REQUIRED FOR DEMOLITION AND SHALL PROVIDE TEMPORARY POWER AND LIGHTING FOR DEMOLITION CONTRACTOR.
- WHERE PARTITIONS ARE REMOVED, ALL ELECTRICAL ITEMS SHALL BE REMOVED AND DISCONNECTED AT THE BREAKER PANEL.
- ALL PLUMBING TO BE REMOVED SHALL BE CAPPED AT THE SOURCE PER CODE.
- THE GENERAL CONTRACTOR SHALL PROTECT ANY AREAS THAT CONTAIN NEW OR EXISTING MATERIALS, FINISHED, STRUCTURES, AND EQUIPMENT ITEMS TO REMAIN. DAMAGED ITEMS SHALL BE REPAIRED AND REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE GENERAL CONTRACTOR.
- THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL CLEANING TO PREVENT ANY DIRT, DEBRIS AND DUST FROM AFFECTING ANY FINISHED AND/OR OCCUPIED AREA WHETHER WITHIN OR OUTSIDE THE JOB SITE. THE BUILDING REFUSE FACILITIES SHALL NOT BE USED FOR THIS PURPOSE, UNLESS ARRANGEMENTS ARE MADE WITH THE OWNER.
- THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR REGULATIONS INCLUDING BUT NOT NECESSARILY LIMITED TO RUBBISH REMOVAL, PROTECTION OF BASE BUILDING CONSTRUCTION, AND ANY WORK WHICH WILL AFFECT ADJACENT TENANTS OR OTHER PARTS OF THE BUILDING.
- THE GENERAL CONTRACTOR SHALL SECURE REQUIRED PERMITS AND DEMOLISH AND COMPLETELY REMOVE FROM THE SITE ALL EXISTING CONSTRUCTION DEBRIS AND OTHER MATERIAL REQUIRED TO BE DEMOLISHED BY CONTRACT DOCUMENTS.
- ALL DEMO'D FIXTURES AND EQUIPMENT ARE TO BE REMOVED FROM THE PREMISES, UNLESS NOTED OTHERWISE. WHERE NOTED TO BE RELOCATED OR STORED, VERIFY WITH OWNER AND ARCHITECT ALL EXISTING ITEMS AND THEIR PROPOSED ASSIGNED LOCATIONS.
- REFER TO MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL DEMOLITION WORK. SOME OVERLAP OF WORK MAY BE INDICATED BETWEEN ARCHITECTURAL & ENGINEERING DOCUMENTS.
- PATCH AND FINISH EXISTING FLOORS, WALLS AND CEILINGS DESIGNATED TO REMAIN TO MATCH EXISTING CONDITIONS.
- DURING ALL DEMOLITION OPERATIONS THE CONTRACTOR SHALL MINIMIZE ASSOCIATED DUST AND VIBRATIONS. COORDINATE WITH OWNER FOR ANY CRITICAL SEQUENCING.
- PATCH AND SEAL ALL HOLES IN THE FLOOR AS REQUIRED FOUND DURING CONSTRUCTION.
- NO TOXIC SUBSTANCES HAVE BEEN NOTED ON THE SITE, HOWEVER SHOULD THE CONTRACTOR ENCOUNTER ANY ASBESTOS, ASBESTOS PRODUCTS, PCB'S OR OTHER TOXIC SUBSTANCES, THE CONTRACTOR SHOULD REPORT THIS IMMEDIATELY IN WRITING TO THE OWNER PRIOR TO CONTINUING WITH ANY WORK IN THE AREA. WORK SHALL NOT BE RESUMED EXCEPT BY WRITTEN AUTHORIZATION OR AGREEMENT. ASBESTOS REMOVAL WILL BE PERFORMED BY THE OWNER.

DEMOLITION KEYNOTES:

- (A) REMOVE EXISTING STOREFRONT SYSTEM. PROVIDE NEW OPENING FOR NEW OVERHEAD DOOR.
DO NOT REMOVE STOREFRONT UNTIL OVERHEAD DOOR IS RECEIVED BY THE G.C. & IS PREPARED FOR INSTALLATION.
- (B) REMOVE EXISTING WINDOW AND FRAME WITH RELATED HARDWARE. INFILL AS NOTED OR MODIFY OPENING AS NEEDED. INFILL WALL PER PLANS. REPAIR ANY DAMAGED EIFS THIS AREA.
- (C) REMOVE EXISTING WALL AS SHOWN ALONG WITH ALL ASSOCIATED OUTLETS, CONDUIT, ETC. PATCH ALL DAMAGED EXISTING WALLS WHICH REMAIN.
- (D) REMOVE EXISTING FURNITURE & BOOTHS. COORD SALVAGE & REUSE W/ OWNER.
- (E) HATCH LOCATION = FORMER WALL LOCATION TO BE EXPOSED IN FINAL DESIGN. (ESTIM <20 SF, GC FIELD VERIFY)
- (F) REMOVE EXISTING CEILING GRID, LIGHT FIXTURES, DIFFUSERS, GRILLES AND SUPPORTING STRUCTURE AS REQUIRED. SEE MEP DRAWINGS.
- (G) REMOVE EXISTING LIGHT FIXTURE. MAINTAIN EXISTING POWER SUITABLE FOR CONNECTION OF NEW FIXTURE. MAINTAIN SWITCHING/CONTROLS.
- (H) REMOVE ANY GRID WITH DAMAGE OR CORROSION. REMOVE ANY DAMAGED OR SAGGING CEILING TILE.
- (I) REMOVE EXISTING QUARRY TILE AND PREP FOR NEW FLOORING AS INDICATED. SCRAPE/GRIND FLOOR AS REQUIRED TO REMOVE ALL ADHESIVE & PROVIDE 0" TRANSITION BTWN EXISTING & NEW TILE FLOORING.
- (J) REMOVE COUNTERTOP IN ENTIRETY WHILE MAINTAINING SUPPORTS/WALLS, FIXTURES, AND CONNECTIONS IN TACT.
- (K) REMOVE EXISTING GRILLE / DIFFUSER. MAINTAIN DUCT ROUTE. PREP FOR NEW GRILLE / DIFFUSER OF IDENTICAL SIZE & SIMILAR TYPE.
- (L) REMOVE CASEWORK IN ENTIRETY.
- (M) REMOVE TOILET ACCESSORIES, PARTITIONS, MIRRORS, AND ACCESSORIES U.N.O.
- (N) REMOVE PLUMBING FIXTURES. TERMINATED CONNECTIONS PER CODE & SUITABLE FOR NEW WORK CONNECTIONS.



1 DEMO PLAN
1/8" = 1'-0"

RESTAURANT
RENOVATION

DEMOLITION PLAN &
NOTES

Project number 21-163
Date 03/08/2022
Drawn by CJR
Checked by SA

AD101

Scale As indicated

Commissioner Mwilambwe asked the anticipated number of attendees. Mr. Leroy reported that he had capacity for 1,100 and planned to target talent that could sellout that size of event. He stated that he anticipated to sell an accumulative total of 7,000 tickets for all events total which would result in over \$1 million impact to the City.

Commissioner Mwilambwe asked if all staff would be BASSET trained. Mr. Leroy stated that all of his staff and any supplemental staff would be BASSET trained.

Commissioner Meister asked the hours of the events. Mr. Leroy stated that the gates would open at 5:00 p.m. with music to start at 6:00 p.m. and conclude at 10:00 p.m.

Commissioner Mwilambwe asked when alcohol service would stop. Mr. Leroy responded that bands and outdoor alcohol would end at 10:00 p.m., but that there would be an after party inside bar.

Commissioner Meister asked the target age range of the attendees. Mr. Leroy stated the events were for individuals aged 21 years of age or older.

George Boyle, Asst. Corporation Counsel, had no comments for the layout. He noted that this was the first year for the event. He stated that there was a minor in a tavern violation that was set for later in the agenda but that it was paid as of that afternoon. He went on to state that there was also a non-payment of taxes for three months but that staff were working with the applicant. Mr. Leroy informed the Commission that he was working with his accountant to assess the situation and assured the Commission that it would never happen again.

Commissioner Mwilambwe closed the Public Hearing at 4:26 p.m.

Council Member Meister made a motion, seconded by Council Member Mwilambwe, to approve the request.

Commissioner Mwilambwe directed the Clerk to call the roll, which resulted in the following:

AYES: Mwilambwe, Meister

Motion carried.

The following item was presented:

Item 5.E. Consideration and action on an Application from Brickyard Barrel House, LLC, d/b/a Barrel House, to be located at 9 Brickyard Dr., requesting a Class RAPS (Restaurant, All Types of Alcohol, Packaged and Sunday Sales) Liquor License, as requested by the City Clerk Department.

Commissioner Mwilambwe opened the Public Hearing at 4:29 p.m.

Raymond Ceresa, Representative of Tentac Enterprises, LLC, and the Barrel House, after being sworn, addressed the Commission. He explained that the chain was a newer concept out of the quad cities where there were five locations. He informed the Commission that it would occupy the old TGI Friday's space at the Double Tree Hotel, who closed as a victim of COVID-19. He explained that they had attempted to rent out the restaurant space and had contacted over 260 national franchises including Barrel House, who was interested but, ultimately choose not to move forward. As a result, they purchased a Barrel House franchise which would be the first franchisee of the Barrel House. Mr. Ceresa stated that the

majority of sales would be food and that the slogan was "Food that lifts your spirits." He noted the intent to have a fenced in outdoor dining area that spanned a significant portion of the front of building. Mr. Ceresa informed the Commission that the Barrel House would have an indoor seating capacity of 250.

Commissioner Meister asked if all staff would be BASSET trained. Mr. Ceresa stated that all staff would be BASSET trained.

Commissioner Meister asked the hours of operation. Mr. Ceresa stated that hours were not finalized, and they would consult their franchise for direction. He noted that they were interested in initially opening at 10:00 a.m. or 11:00 a.m. and closing at 10:00 p.m. or 11:00 p.m. Sunday through Thursday and midnight Friday and Saturday. He explained that breakfast was currently offered by the Barrel House franchise but that there was a potential to add it as it could be profitable with the hotel.

Commissioner Mwilambwe closed the Public Hearing at 4:34 p.m.

Council Member Meister made a motion, seconded by Council Member Mwilambwe, to send the application with a positive recommendation to the City Council.

Commissioner Mwilambwe directed the Clerk to call the roll, which resulted in the following:

AYES: Mwilambwe, Meister

Motion carried.

The following item was presented:

Item 5.F. Consideration and action on the second Appearance for Violation Citation of The 236 Group, LLC, d/b/a The Stable Music Hall & Lounge, located at 236 E. Front St., for Violating Section 26(a) of Chapter 6 of the Bloomington City Code relating to the sale of alcoholic liquor to a minor, as requested by the City Clerk Department.

George Boyle, Asst. Corporation Counsel, provided an update on the item. He explained that there was a violation for a minor in a tavern last month along with other several non-compliance that came before the commission last month. He noted that it was agreed the two installments would be paid however, it had not been as of when the agenda was published and therefore it was placed on the agenda. He stated that the fine was paid today and therefore, the matter is settled.

The following item was presented:

Item 5.G. Consideration and action on the second Appearance for Violation Citation of Bill Hill, Inc. d/b/a Maguire's, located at 220 N. Center St., for Violating Section 37(e)(12) of Chapter 6 of the Bloomington City Code relating to past due food and beverage taxes, as requested by the City Clerk Department.



CONSENT AGENDA ITEM NO. 7.P

FOR COUNCIL: June 13, 2022

WARD IMPACTED: City-Wide Impact

SUBJECT: Consideration and action to approve a Lake Bloomington Lot Lease and Supplemental Lease Agreement for Lot 5 in Block 5 in Camp Iroquois, with the petitioner, JLMRP Bloomington House, LLC, Matthew Powers, as requested by the Public Works Department.

RECOMMENDED MOTION: The proposed Lot Lease and Supplemental Agreement be approved.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

Objective 1a. Budget with adequate resources to support defined services and level of services

BACKGROUND: Public Works is recommending the approval of a Lake Bloomington Lot Lease, and Supplemental Lease Agreement for Lot 5 in Block 5 in Camp Iroquois, with the petitioner, JLMRP Bloomington House, LLC, Matthew Powers, Trustee. Lot 5 in Block 5 has a residence, a septic system, and a boat dock.

A licensed inspector, Kenneth Koons, inspected the septic system on March 2, 2022, and found the system to be in the following condition:

- The alarm for the aerobic treatment unit is located in the garage. This may remain as is until the septic system is repaired or replaced.

The septic system is an aerobic system which requires more frequent inspections and pumping than the typical septic system. The lessee has entered into a Supplemental Lease Agreement addressing these additional requirements, as detailed in the attached Supplemental Lease Agreement.

There is currently a boat dock on the subject lot. Boat docks are allowed on leased lots with a residence and a valid lease with the City of Bloomington, so long as the lessee obtains a permit.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: If approved, this petition will have a neutral financial impact in that the current lease uses the current formula of \$0.40 per \$100.00 Equalized Assessed Value to determining the Lake Lease Fee. With the current lease rate formula of \$0.40 per \$100.00 Equalized Assessed Value, this lease will generate approximately \$525.53 per year in lease income and \$155.28 for lot garbage pickup. Lease revenue is posted into the Lake

Maintenance Lease Income account (50100140-57590). The Garbage Collection fee is recorded in Lake Maintenance - Other Charges for Services account (50100140-54990). Stakeholders can locate this in the FY 2023 Budget Book titled "Other Funds & Capital Improvements" on page 132.

COMMUNITY DEVELOPMENT IMPACT: *The application meets the following goals and objectives of the Bloomington Comprehensive Plan 2035:* Goal UEW-1. Provide quality public infrastructure within the City to protect public health, safety, and the environment, Objective UEW-1.5. Reliable water supply and distribution system that meets the needs of current and future residents.

Respectfully submitted for consideration.

Prepared by: Joe Darter, Property Manager

ATTACHMENTS:

PW 4B Current Lease_JLMRP Land Trust No. 2020 Lake Lot Transfer 06132022
PW 4C Property Manager Memo_JLMRP Land Trust No. 2020 Lake Lot Transfer 06132022
PW 4D Petition_JLMRP Land Trust No. 2020 Lake Lot Transfer 06132022
PW 4E Septic Information_JLMRP Land Trust No. 2020 Lake Lot Transfer 06132022
PW 4F Agreement_JLMRP Land Trust No. 2020 Lake Lot Transfer 06132022
PW 4G Supplemental Agreement_JLMRP Land Trust No. 2020 Lake Lot Transfer 06132022
PW 4H Location Map_JLMRP Land Trust No. 2020 Lake Lot Transfer 06132022
PW 4I Unrecorded Plat Map_JLMRP Land Trust No. 2020 Lake Lot Transfer 06132022
PW 4J Structure Map_JLMRP Land Trust No. 2020 Lake Lot Transfer 06132022
PW 4K Photographs_JLMRP Land Trust No. 2020 Lake Lot Transfer 06132022

LAKE BLOOMINGTON LEASE

THIS LEASE is entered into on the 13th day of April, 2020

between the City of Bloomington, a municipal corporation, of McLean County, Illinois, hereinafter called CITY and Matthew E. Powers, Trustee of JLMRP Land Trust No. 2020

(if more than one Lessee, cross out 2 of the following that do not apply) (as joint tenants) (as tenants in common) (as tenants by the entirety) of , Glen Ellyn, IL 60137 , County of McLean, State of Illinois, hereinafter called "Lessee,"

WITNESSETH

In consideration of the mutual covenants hereinafter contained, the parties agree as follows:

1. PREMISES. The City leases to Lessee the following described real estate owned by the City in the vicinity of Lake Bloomington, Illinois as follows:

Lot 5 in Block 5 in Camp Iroquois according to the private unrecorded plat of the ground belonging to the City located around Lake Bloomington in Hudson and Money Creek Townships in McLean County, Illinois.

2. TERM OF LEASE. The term of this Lease shall be for a term commencing (**cross out the one that does not apply**) (on the date of this Lease) (on January 1 following the date of this Lease) and terminating on December 31, 2131, unless sooner terminated as provided in this Lease.

3. RENT.

LESSEE'S NOTICE: This lease form, including the rental rate, is currently under review by the City of Bloomington City Council (see City Code: Chapter 23, Section 58). Once City staff has completed the updates to the lease form, it will be provided to you and will thereafter be subject to City Council approval. Note for leases with an end date, prior to this transfer, of January 1, 2032 or earlier, the updated lease form is likely to include a change in the rental rate of this transfer and therefore, the rate change will also be applied to this lease effective January 1, 2032 to December 31, 2131.

(SELECT THE RENT TO BE PAID BY CROSSING OUT 2 OF THE 3 RENT OPTIONS.)

- A. Lessee shall pay as rent yearly, in advance, on or before the first day of January of each year, the amount designated hereafter:

- 1) If this Lease is executed prior to January 1, 1998, rent shall be charged at the rate of 15¢ (\$.15) per \$100 of equalized assessed value (hereafter EAV) for said property, including land and improvements, as determined by the Supervisor of Assessments of

McLean County, Illinois. Said rate will remain in effect upon assignment of this Lease to (a) Lessee's spouse or to a corporation, trust or other entity created by Lessee or Lessee's spouse if Lessee or Lessee's spouse occupies the property immediately after said assignment, or (b) a Lessee who paid fair market value for the property (i.e., a purchaser) prior to January 1, 1998 for the assignment of the prior Lease.

2) If this Lease is executed by a Lessee who, after December 31, 1997, paid fair market value for an assignment of a Lease on which the rent was 15¢ (\$.15) per \$100 EAV, the rent shall be charged at the rate of 40¢ (\$.40) per \$100 EAV. This rate will remain in effect throughout the remainder of the term of this Lease regardless of subsequent assignments thereafter.

3) If the Lessee is not eligible for the 15¢ (\$.15) or 40¢ (\$.40) per \$100 EAV rental rate, the rent shall be charged at the rate of _____¢ (\$._____) per \$100 EAV.

(SELECT THE RENT TO BE PAID BY CROSSING OUT 2 OF THE 3 RENT OPTIONS.)

B. In the event the system of real estate taxation is changed from its present basis of assessment at no more than one-third of market value, the assessed value as then determined by the Supervisor of Assessments of McLean County will be adjusted so that it will reflect no more than one-third of the market value of the premises. If assessed value is no longer used as the basis of taxation, then the annual changes in the Consumer Price Index, or successor index, for all items for the Chicago region, published by the United States Department of Labor will be the basis for determining changes in the property value for purpose of calculating the annual rent with the following condition. Either City or Lessee may review the value of the property as adjusted by the Consumer Price Index every five years to compare it to the actual fair market value of the property. If the property value determined by the formula set forth in this lease is five percent (5%) or more greater or less than the actual fair market value of the property, the rent for that year shall be recalculated using one third of the actual fair market value and rent adjustments for all subsequent years shall be based on the actual fair market value as adjusted for changes in the Consumer Price Index. If the Consumer Price Index or its successor index is no longer published by the United States Department of Labor or is no longer used, an appropriate economic indicator will be used to determine the annual change in rent, if any.

4. REAL ESTATE TAXES. Lessee shall pay all real estate taxes levied during the term of this Lease against said premises and improvements thereon by the State of Illinois or any subdivision thereof.
5. IMPROVEMENTS. Lessee shall be permitted to make improvements upon the premises that are in compliance with the laws of the State of Illinois and the ordinances of the City and the County of McLean. The ordinances of the City shall be in full force and effect and in the same manner as if the above-described premises were located within the boundaries of the City of Bloomington. Prior to commencement of construction of any improvements, Lessee shall be required to petition and receive approval from all governmental bodies having jurisdiction over said premises.
6. SEPTIC SYSTEM. Lessee agrees to comply with all sanitary laws and regulations of any governmental body having jurisdiction over the leased premises. Lessee agrees at all times to use Lessee's property in such manner and dispose of the sewage generated from said property so as not to contaminate the waters of Lake Bloomington. When a public sanitary sewer is made available to serve the leased premises, the City shall have a right to require Lessee to connect to the sewer within a reasonable time after notice is given.

7. WATER. Lessee shall be permitted to purchase water from the City through water mains provided by the City, and Lessee will pay the rates in effect from time to time for water sold to Lake Bloomington customers. Lessee agrees not to pump water directly from Lake Bloomington except for the purpose of watering and maintaining lawns and other landscape materials on the leased premises, and such pumping shall cease at any time there are and for as long as there are restrictions in effect for the City of Bloomington that restrict the watering of lawns.
8. GARBAGE. City will provide weekly garbage service at a fee to be set by the City from time to time, which shall be in addition to the annual rent paid by Lessee. However, so long as no residence is located on the leased premises, no fee for garbage collection will be paid by Lessee.
9. ASSIGNMENT. Lessee shall not have the right to sell, assign, or transfer this Lease or to rent, sublet or to allow other persons to occupy the premises without the written consent of the City. However, the City shall not withhold its consent to a sale, assignment or transfer of this Lease if Lessee is not in default as defined in paragraph 13 and the sale, assignment or transfer is made in accordance with all applicable City ordinances and such rules and regulations as adopted by the City from time to time pursuant to paragraph 10. City will promptly issue a new Lease to the new Lessee containing the same terms as this lease. Thereupon, this Lease will automatically terminate and the parties will be freed of any obligations thereunder. Lessee shall have the right to mortgage Lessee's interest in said premises, but Lessee shall not have the right to mortgage the interest of City in the premises.
10. RULES & REGULATIONS. Lessee and those occupying the leased premises are subject to such reasonable rules and regulations as may be adopted by Lessor from time to time after notice of hearing on such proposed rules and regulations is given to Lessee.
11. USE OF AND ACCESS TO LAKE. Lessee and those persons lawfully occupying the leased premises shall have the right to use Lake Bloomington for boating, swimming, fishing, and other recreational uses, but shall be subject to the reasonable rules and regulations of Lessor, which rules and regulations will apply equally to Lessees of Lake Bloomington property and the public generally. City grants to Lessee an easement for access to Lake Bloomington over property owned by the City lying between the shoreline of Lake Bloomington and the boundary of the leased premises.
12. TREE CUTTING. No trees on the leased premises shall be removed without the permission of the City except that Lessee can trim trees for safety, plant health, or aesthetic reasons, and Lessee may remove dead trees from the leased premises.
13. DEFAULT. If Lessee defaults in the payment of rent or defaults in the performance of any of the covenants or conditions hereof, City may give to Lessee notice of such default and, if Lessee does not cure any rent default within thirty (30) days, or other default within sixty (60) days after the giving of such notice or, if such other default is of such nature that it cannot be completely cured within such sixty (60) days, if Lessee does not commence such curing within such sixty (60) days and thereafter proceed with reasonable diligence and in good faith to cure such default, then Lessor may terminate this Lease on not less than thirty (30) days notice to Lessee and, on the date specified in said notice, the term of this Lease shall terminate and Lessee shall then quit and surrender the premises to City. If this Lease shall have been so terminated by City, City may, at any time thereafter, resume possession of the premises by any lawful means and remove Lessee or other occupants and their effects. Remedies of City hereunder are in addition to any other remedy allowed by law.
14. TERMINATION BY LESSEE. Lessee shall have the right to terminate this Lease upon sixty (60) days written notice to the City of Bloomington and, in that event, Lessee may remove any

improvements from the property and shall restore the ground to the condition it was in when first leased to the City. Any improvements remaining on the property after the Lease terminates shall be deemed abandoned by the Lessee and shall become the property of the City.

15. EMINENT DOMAIN. If the leased premises or any part thereof is taken or damaged by eminent domain or the threat thereof, the just compensation received in payment shall be divided between City and Lessee as follows:

That portion of the award for the taking and/or damaging the City's remainder interest in the land following the expiration of this Lease shall be paid to City. That portion of the award for the taking or damaging the leasehold interest of Lessee in the leased premises or the improvements located thereon shall be paid to Lessee.

16. PRIOR LEASE TERMINATED. If there is in effect upon the execution of this Lease a prior Lease between the City and Lessee covering the same premises as this Lease, then said Lease is terminated as of the commencement of the term on this Lease as set forth in Paragraph 2.

17. NOTICE. Any notice by either party to the other shall be in writing and shall be deemed to be duly given if delivered personally or mailed postpaid by regular mail, except that a notice given under Paragraph 12 must be delivered personally or mailed by registered or certified mail in a postpaid envelope, addressed as follows:

City

Lessee Name and Mailing Address

City of Bloomington
City Hall
109 E. Olive Street
Bloomington, IL 61701

JLMRP LAND TRUST NO 3030

Lessee Billing Address

SAME

18. BINDING EFFECT. This agreement shall be binding upon the heirs, personal representatives, successors, and assigns of each of the parties hereto.

IN WITNESS WHEREOF, the Lessor has caused this instrument to be executed by its Mayor and City Clerk, and the Lessee has executed this agreement as of the day and year above written.

-Lessor-

-Lessee-

CITY OF BLOOMINGTON

By: _____
Its Mayor

Tari Remon

Attest:

City C

Leticia Young



MEMORANDUM

May 26, 2022

To: Kevin Kothe, PE, Director of Public Works

From: Joseph M. Darter, Property Manager

Subject: Lot 5, Block 5 in Camp Iroquois Lake Lease Transfer

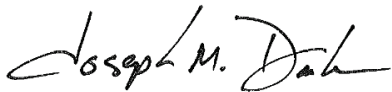
A Petition and Lake Lease Transfer request has been submitted for Lot 5, Block 5 in Camp Iroquois, from JLMRP Land Trust No, 2020, Matthew Powers, Trustee to the petitioner, JLMRP Bloomington House LLC, Matthew Powers, Trustee.

EAV for this property is \$131,383. The Lake Lease uses the current lake lease rate of \$0.40 per \$100.00 of EAV.

This petition will have a neutral financial impact in that the current lease uses the current formula of \$0.40 per \$100.00 Equalized Assessed Value to determining the Lake Lease Fee. With the current lease rate formula of \$0.40 per \$100.00 Equalized Assessed Value, this lease will generate approximately \$525.53 per year in lease income and \$155.28 for lot garbage pickup. Lease revenue is posted into the Lake Maintenance Lease Income account (50100140-57590). The Garbage Collection fee is recorded in Lake Maintenance – Other Charges for Services account (50100140-54990). Stakeholders can locate this in the FY2023 Proposed Budget Book titled "Other Funds & Capital Improvements" on page 93.

Please feel free to contact me directly should you have any questions.

Sincerely,



Joseph M. Darter
City of Bloomington | Property Manager
Public Works Department | Water Division
25515 Waterside Way | Hudson, IL 61748
Office: (309) 434-2431 | Cell: (309) 275-8087
Fax: (309) 434-2159 | Email: jdarter@cityblm.org

Lake Bloomington Lease Transfer Petition

That the purchase price and rentals having been paid to the City of Bloomington for:

LOT: 5 BLOCK 5 of Camp IROQUOIS

I respectfully petition the City Council of the City of Bloomington, Illinois to approve the transfer the Lease on the above property;

From: (please print) JLMRP LAND TRUST NO. 2020
MATTHEW POWERS, TRUSTEE (Seller Name)

To: (please print) JLMRP BLOOMINGTON HOUSE LLC
MATTHEW POWERS, TRUSTEE (Buyer Name)

Signatures of Sellers [REDACTED]

Signatures of Sellers _____

To the Honorable Mayor and City Council of the City of Bloomington, Illinois:

Now comes (please print) JLMRP BLOOMINGTON HOUSE LLC
MATTHEW POWERS, TRUSTEE (Buyer) and

respectfully shows that He/She/They became the purchaser of all right, title, and interests of

JLMRP LAND TRUST NO 2020
MATTHEW POWERS, TRUSTEE (Seller) In and to the Lease made on the

(Date) April 13, 2020 upon the above property, all located in McLean County, Illinois, together with all the

improvements, buildings and appurtenances thereon situated and thereunto belonging, and that the said

(Seller) JLMRP LAND TRUST NO 2020
MATTHEW POWERS, TRUSTEE has executed deed of transfer of their interest in

said premises and an assignment of the Leases therefore your petitioner.

Petitioner further shows that in and by the terms of said Leases it was provided that the Lessee shall not sell, assign, or transfer said premises without the written consent of the Lessor.

Petitioner therefor prays that the written consent to said transfer may be forthwith provided by the said Lessor, the City of Bloomington, Illinois and your petitioner has submitted herewith a form of said written consent.

Respectfully submitted

Signature of Buyer [REDACTED]

Signature of Buyer _____

WRITTEN CONSENT TO TRANSFER INTEREST IN LEASES UPON:

LOT 5 BLOCK 5 CAMP 120 Quois
OF LAKE BLOOMINGTON.

Now comes the City of Bloomington and gives this, its written consent to the assignment on all right, title, and interest of (Seller) JLMRP LAND TRUST NO 2020
MATTHEW POWERS TRUSTEE, in and to the premises known as LOT 5 BLOCK 5 in Camp 120 Quois, in McLean County, Illinois and to the leases thereon executed by the City of Bloomington, Illinois.

Said consent to said assignment and transfer however, is with the express understanding that the said Lessor retains all right in said leases provided, and particularly its right to the payment of any unpaid rental thereon with all legal remedies incidental thereto.

Executed this _____ day of _____,

, Mayor



McLean County Health Department
200 West Front Street, Room 304
Bloomington, IL 61701

March 7, 2022

JLMRP Land Trust 2020
c/o Mr. Matt Powers

Re: Septic Permit #07-12819
Parcel #08-07-151-021
Lot 104, Lake Bloomington – Iroquois Subdivision

Dear Mr. Powers:

On March 3, 2022, this department received a septic system evaluation report from Mr. Kenneth Koons, a McLean County licensed private sewage system installer, regarding the above-referenced property. The septic system evaluation was performed on March 2, 2022 and the following deficiency was noted:

- The alarm for the aerobic treatment unit is located in the garage. This may remain as is until the septic system is repaired or replaced.

As the current owner of a surface discharging septic system (sand filter, aerobic treatment unit, etc.), this office is informing you of State-wide changes in regulations regarding the operation and ownership of such discharging septic systems. They include the following:

1. As of February 10, 2014, any proposed new or replacement surface discharging system must have coverage under a National Pollutant Discharge Elimination System (NPDES) permit prior to installation. For more information, please visit our website at <https://health.mcleancountyil.gov/>
2. Routine sampling of the effluent discharged from the system and the reporting of the laboratory results to a regulatory agency or agencies.
3. The cost of effluent sampling and any additional treatment components needed to keep the system compliant with permit requirements will be the responsibility of the owner of the system.
4. The Illinois Department of Public Health (IDPH) now requires additional operation and maintenance for on-site wastewater treatment systems repaired or installed after January 1, 2014.

JLMRP Land Trust 2020
 March 7, 2022
 Page 2

5. Future regulations may be implemented by the Illinois Environmental Protection Agency (IEPA) and/or the IDPH for systems constructed prior to February 10, 2014.

Chlorine tablets made for use in the chlorinator are available through the following companies:

Bradford Supply
 2000 South Bunn Street
 Bloomington, IL 61704
 Phone: (309) 828-8313

Tolan's Excavating
 2903 Gill Street
 Bloomington, IL 61704
 Phone: (309) 663-0191

Shoemaker Farm Drainage
 202 W. Pine Street
 LeRoy, IL 61752
 Phone: (309) 962-3108

Zeschke Septic Cleaning
 2408 Greyhound Road
 Bloomington, IL 61704
 Phone: (309) 808-2776

In summary, the septic tank and sand filter were installed in 1986 and are now approximately 36 years old. The aerobic treatment unit was installed in 2007 and is now approximately 15 years old. This office considers the average life expectancy of a septic system to be 20 to 25 years. The property has been used seasonally and may evaluate differently under normal use conditions.

For information on routine operation and maintenance of your septic system, please visit our website at <https://health.mcleancountyil.gov/>

If you have any questions, please contact Mr. Scott Cook, of this department, at (309) 888-5482.

Respectfully,



Thomas J. Anderson
 Director of Environmental Health

cc: Mr. Kenneth Koons, Koons Construction, Inc.
 Mr. Joe Darter, Water Department Property Manager
 JLMRP Bloomington House, LLC

TJA:AC:du

AC-0601-22-019

EVALUATION REPORT FOR A MCLEAN COUNTY PRIVATE SEWAGE DISPOSAL SYSTEM

Log #: 22-019Date Received: 3.3.22

This form is to be used for all inspections or evaluations of existing septic systems in McLean County. It is essential that the inspection be as complete as possible to determine the condition of the entire system. This includes interviewing the person who resides at or uses the building the septic system serves. Please complete all sections of the form that apply to the septic system you are evaluating. The tank must be uncovered with the baffles, liquid and sludge depths checked. At a minimum, the field must be probed to determine if there is water standing in the trenches. Upon probing, if it is determined there is water standing in the trenches, the Health Department highly recommends a minimum of two locations in the trenches be exposed to determine the condition of the rock and pipe. Any sign the system is failing or has not functioned properly must be thoroughly documented on this report. Place all comments in the comment section on the last page.

*This evaluation is **NOT FINAL** until the McLean County Health Department has reviewed the information in this evaluation and issued a letter regarding the information to the parties listed in the evaluation.*

1. Current Owner Information:

Name: Matt Powers / JLMRP Land Trxst 2020

Address: [REDACTED]

Phone #: Day [REDACTED]

H [REDACTED]

2. Requestor Information:

Name: JLMRP Bloomington House LLC

Address: [REDACTED]

Phone #: Day [REDACTED]

Home: [REDACTED]

3. Property Information:

Parcel Number (Tax ID): (22) 08-07-157-021Date Evaluation Performed: 3-2-22

Address of property evaluated: [REDACTED]

Sub. & Lot: Troquois Sub Lot #104Permit available from Health Dept.: Yes ☒ No ☐Permit Number: 07-12819 + 86-6764

4. Interview Information:

Person interviewed: Matt - ownerOriginal owner: Yes ☐ No ☒Age of home (years): Septic 14 yrs oldIntended for seasonal use: Yes ☒ No ☐ Summers onlyDate last occupied: currentNumber of occupants: 4Has tank ever been pumped: Yes ☒ No ☐If yes, how often: 2019 (OK)

5. Interior Evaluation:

Number of bedrooms: 2Garbage disposal: Yes ☒ No ☐Toilet tanks and other fixtures have evidence of leakage or overflow: Yes ☐ No ☒Water softener discharges to: none - city waterClothes washer discharges to: septicDishwasher discharges to: septicHot tub discharges to: none

Basement plumbing fixtures:

Discharge locations:

a. none house on slab

a. _____

b. _____

b. All discharges OK

c. _____

c. _____

d. _____

d. _____

Basement floor drains discharge to: none - slabGarage floor drains discharge to: noneSump pit/pump discharges to: noneDownspouts discharge to: tiled to lake

MAR 03 2022

Environmental Health

6. Exterior Evaluation Points:

A. SEPTIC TANK(s) -- This Section N/A ☐

All tanks must not be pumped before the inspection, but should be pumped after the inspection, if needed.

Tank One: N/A ☐	Yes	No	Tank Two: N/A ☐	Yes	No
Depth of soil to top of tank: <u>8</u> inches			Depth of soil to top of tank: <u>0"</u> inches		
Tank has access within 12" of ground surface: ☒ ☐	☒	☐	Tank has access within 12" of ground surface: ☒ ☐	☒	☐
Size: <u>600</u> gallons Type: <u>concrete</u>			Size: <u>600</u> gallons Type: <u>plastic</u>		
Meets current code: ☒ ☐	☒	☐	Meets current code: ☒ ☐	☒	☐
Tank lids in good condition: ☒ ☐	☒	☐	Tank lids in good condition: ☒ ☐	☒	☐
Inlet baffle in good condition: ☒ ☐	☒	☐	Inlet baffle in good condition: ☒ ☐	☒	☐
Evidence of solids on inlet baffle: ☐ ☒	☐	☒	Evidence of solids on inlet baffle: ☐ ☒	☐	☒
Outlet baffle in good condition: ☒ ☐	☒	☐	Outlet baffle in good condition: ☒ ☐	☒	☐
Evidence of solids on outlet baffle: ☐ ☒	☐	☒	Evidence of solids on outlet baffle: ☐ ☒	☐	☒
Water standing in outlet: ☐ ☒	☐	☒	Water standing in outlet: ☐ ☒	☐	☒
Water level below outlet: ☐ ☒	☐	☒	Water level below outlet: ☐ ☒	☐	☒
Tank needs to be pumped: <u>8" sludge / 15% (OK)</u> ☐ ☒	☐	☒	Tank needs to be pumped: ☐ ☒	☐	☒
Outlet device/filter on tank: ☒ ☐	☒	☐	Outlet device/filter on tank: <u>socks</u> ☒ ☐	☒	☐
Type: <u>Gas Deflection Baffle</u>			Type: <u>30 socks</u>		
Back flow into tank from system after pumping: Yes ☐ No ☒ N/A ☐			Back flow into tank from system after pumping: Yes ☐ No ☒ N/A ☐		

B. SEEPAGE FIELD -- This Section N/A ☒

Depth to top of field: _____ inches to _____ inches

Square feet of field: _____ square feet

Meets current code sizing requirements: ☐ Yes ☐ No

Seepage standing on ground surface: ☐ Yes ☐ No

Lush vegetation or saturated soil on or near seepage field area: ☐ Yes ☐ No

Evidence that water has ponded over seepage field or the soil is saturated: ☐ Yes ☐ No

Solids or "carry over" material present in the rock or bedding material: ☐ Yes ☐ No

Depth of water in trench: _____ inches

C. SERIAL DISTRIBUTION/STEP-DOWN -- This Section N/A ☒

Are the serial distribution relief or "step-down" pipes in compliance with Section 905.60 (d) of the code? ☐ Yes ☐ No

D. SEEPAGE BED -- This Section N/A ☒

Depth to top of bed: _____ inches to _____ inches

Square feet of bed: _____ square feet

Meets current code sizing requirements: ☐ Yes ☐ No

Seepage standing on ground surface: ☐ Yes ☐ No

Lush vegetation or saturated soil on or near seepage bed area: ☐ Yes ☐ No

Evidence water has ponded over seepage bed or is soil saturated: ☐ Yes ☐ No

Solids or "carry over" material present in the rock or bedding material: ☐ Yes ☐ No

Depth of water in the bed: _____ inches

E. SAND FILTER -- This Section N/A ☐

Minimum soil cover depth to top of sand filter: 18"-30" inches
 Square feet of sand filter: 408 square feet 2 bedroom (oil)

Is water standing in the distribution pipes or in the rock that surrounds the pipe:

Yes No

☐ ☒

Probed 3x clean + Dry

Meets current code sizing requirements:

☒ ☐

Seepage standing on ground surface over filter:

☐ ☒

Lush vegetation on or near sand filter:

☐ ☒

Evidence if water has ponded over sand filter:

☐ ☒

Sand filter vented as required:

☒ ☐

Vent in good repair:

☒ ☐

Chlorinator with screw on cap present:

☒ ☐

Chlorinator tube with corrosion resistant handle present:

☒ ☐

Evidence of chlorination:

☒ ☐

Added 3 tablets day of inspection

Evidence of restricted flow in chlorinator:

☐ ☒

Sample port with screw on cap present:

☒ ☐

Where does the contact tank discharge to: (Be specific, examples would be: farm tile, ground surface on or off property, IDPH common collector, IEPA common collector, etc.) 55' exposed rock trench (slowdown) then to lake

F. PUMP OR LIFT STATION -- This Section N/A ☐

Yes No

☒ ☐

Pump chamber an approved design:

Chamber volume 1.5 times the daily flow:

☒ ☐

Is there a dual pump:

☐ ☒

Alarm present:

☒ ☐

Alarm location: Garage in window for outside visual

Alarm properly working with audio and visual functions:

☒ ☐

G. AEROBIC UNIT -- This Section N/A ☐

Manufacturer: MultiFlo ATU

Model number: FTB 0.6

Size of unit: 600 gallons

6.4571

Yes No

☒ ☐

Pump running at time of inspection:

Current maintenance contract in place:

☒ ☐

Who is maintenance contract with: Kows - 2yr

Alarm present:

☒ ☐

Alarm location: Primary Garage

Alarm properly working with audio and visual functions:

☒ ☐

Unit discharges to: Seepage field ☐ Seepage bed ☒ Sand filter ☐ Other: Sand filter Chlorination

If other, what method of chlorination is used: Sand filter Chlorination

Chlorinator with screw on cap present:

☒ ☐

Chlorinator tube with corrosion resistant handle present:

☒ ☐

Evidence of chlorination:

☒ ☐

3 tablets added

Where does the contact tank discharge to: (Be specific, examples would be: farm tile, ground surface on or off property, IDPH common collector, IEPA common collector, etc.) 55' exposed rock trench (slowdown) then to lake

★ Attached

Include all distances as described below.

NOTE: Be sure to attach drawing to this report.

The following distances must be verified to ensure all the information is correct and available in the future.

Well or cistern to: ☒ N/A	Geothermal unit to: ☒ N/A	Building to:
Septic tank: <u> </u> feet	Septic tank: <u> </u> feet	Septic tank: <u>6'</u> feet
Seepage system: <u> </u> feet	Seepage system: <u> </u> feet	Seepage system: <u> </u> feet
Sand filter: <u> </u> feet	Sand filter: <u> </u> feet	Sand filter: <u>40'</u> feet
Effluent tile: <u> </u> feet	Effluent tile: <u> </u> feet	Effluent tile: <u>10'</u> feet
Effluent discharge: <u> </u> feet	Effluent discharge: <u> </u> feet	Effluent discharge: <u>10'</u> feet
Geothermal unit: <u> </u> feet	Geothermal unit: <u> </u> feet	Geothermal unit: <u> </u> feet
Aerobic unit: <u> </u> feet	Aerobic unit: <u> </u> feet	Aerobic unit: <u>40'</u> feet
Water line to:	Body of water to: ☐ N/A	
Septic tank: <u>25'</u> feet	Septic tank: <u>85'</u> feet	
Seepage system: <u> </u> feet	Seepage system: <u> </u> feet	
Sand filter: <u>40'</u> feet	Sand filter: <u>175'</u> feet	
Effluent tile: <u>60'</u> feet	Effluent tile: <u>35'</u> feet	
Effluent discharge: <u>50'</u> feet	Effluent discharge: <u>35'</u> feet	
Aerobic unit: <u>40'</u> feet	Aerobic unit: <u>160'</u> feet	

LAKE BLOOMINGTON LEASE

THIS LEASE is entered into on the _____ day of _____,

between the City of Bloomington, a municipal corporation, of McLean County, Illinois, hereinafter called CITY and JLMRP Bloomington House LLC, Matthew

Powers, Trustees

(if more than one Lessee, cross out 2 of the following that do not apply) ~~(as joint tenants)~~ ~~(as tenants in common)~~ (as tenants by the entirety) of, Glen Elynn, County of McLean, State of Illinois, hereinafter called "Lessee," DePage

WITNESSETH

In consideration of the mutual covenants hereinafter contained, the parties agree as follows:

1. PREMISES. The City leases to Lessee the following described real estate owned by the City in the vicinity of Lake Bloomington, Illinois as follows:

Lot 5 in Block 5 in Camp Iroquois according to the private unrecorded plat of the ground belonging to the City located around Lake Bloomington in Hudson and Money Creek Townships in McLean County, Illinois.

2. TERM OF LEASE. The term of this Lease shall be for a term commencing ~~(cross out the one that does not apply)~~ (on the date of this Lease) ~~(on January 1 following the date of this Lease)~~ and terminating on December 31, 2131, unless sooner terminated as provided in this Lease.
3. RENT.

LESSEE'S NOTICE: This lease form, including the rental rate, is currently under review by the City of Bloomington City Council (see City Code: Chapter 23, Section 58). Once City staff has completed the updates to the lease form, it will be provided to you and will thereafter be subject to City Council approval. Note for leases with an end date, prior to this transfer, of January 1, 2032 or earlier, the updated lease form is likely to include a change in the rental rate of this transfer and therefore, the rate change will also be applied to this lease effective January 1, 2032 to December 31, 2131.

(SELECT THE RENT TO BE PAID BY CROSSING OUT 2 OF THE 3 RENT OPTIONS.)

- A. Lessee shall pay as rent yearly, in advance, on or before the first day of January of each year, the amount designated hereafter:

~~1) If this Lease is executed prior to January 1, 1998, rent shall be charged at the rate of 15¢ (\$.15) per \$100 of equalized assessed value (hereafter EAV) for said property, including land and improvements, as determined by the Supervisor of Assessments of~~

~~McLean County, Illinois. Said rate will remain in effect upon assignment of this Lease to (a) Lessee's spouse or to a corporation, trust or other entity created by Lessee or Lessee's spouse if Lessee or Lessee's spouse occupies the property immediately after said assignment, or (b) a Lessee who paid fair market value for the property (i.e., a purchaser) prior to January 1, 1998 for the assignment of the prior Lease.~~

2) If this Lease is executed by a Lessee who, after December 31, 1997, paid fair market value for an assignment of a Lease on which the rent was 15¢ (\$.15) per \$100 EAV, the rent shall be charged at the rate of 40¢ (\$.40) per \$100 EAV. This rate will remain in effect throughout the remainder of the term of this Lease regardless of subsequent assignments thereafter.

~~3) If the Lessee is not eligible for the 15¢ (\$.15) or 40¢ (\$.40) per \$100 EAV rental rate, the rent shall be charged at the rate of _____ ¢ (\$._____) per \$100 EAV.~~

(SELECT THE RENT TO BE PAID BY CROSSING OUT 2 OF THE 3 RENT OPTIONS.)

- B. In the event the system of real estate taxation is changed from its present basis of assessment at no more than one-third of market value, the assessed value as then determined by the Supervisor of Assessments of McLean County will be adjusted so that it will reflect no more than one-third of the market value of the premises. If assessed value is no longer used as the basis of taxation, then the annual changes in the Consumer Price Index, or successor index, for all items for the Chicago region, published by the United States Department of Labor will be the basis for determining changes in the property value for purpose of calculating the annual rent with the following condition. Either City or Lessee may review the value of the property as adjusted by the Consumer Price Index every five years to compare it to the actual fair market value of the property. If the property value determined by the formula set forth in this lease is five percent (5%) or more greater or less than the actual fair market value of the property, the rent for that year shall be recalculated using one third of the actual fair market value and rent adjustments for all subsequent years shall be based on the actual fair market value as adjusted for changes in the Consumer Price Index. If the Consumer Price Index or its successor index is no longer published by the United States Department of Labor or is no longer used, an appropriate economic indicator will be used to determine the annual change in rent, if any.
4. REAL ESTATE TAXES. Lessee shall pay all real estate taxes levied during the term of this Lease against said premises and improvements thereon by the State of Illinois or any subdivision thereof.
 5. IMPROVEMENTS. Lessee shall be permitted to make improvements upon the premises that are in compliance with the laws of the State of Illinois and the ordinances of the City and the County of McLean. The ordinances of the City shall be in full force and effect and in the same manner as if the above-described premises were located within the boundaries of the City of Bloomington. Prior to commencement of construction of any improvements, Lessee shall be required to petition and receive approval from all governmental bodies having jurisdiction over said premises.
 6. SEPTIC SYSTEM. Lessee agrees to comply with all sanitary laws and regulations of any governmental body having jurisdiction over the leased premises. Lessee agrees at all times to use Lessee's property in such manner and dispose of the sewage generated from said property so as not to contaminate the waters of Lake Bloomington. When a public sanitary sewer is made available to serve the leased premises, the City shall have a right to require Lessee to connect to the sewer within a reasonable time after notice is given.

7. **WATER.** Lessee shall be permitted to purchase water from the City through water mains provided by the City, and Lessee will pay the rates in effect from time to time for water sold to Lake Bloomington customers. Lessee agrees not to pump water directly from Lake Bloomington except for the purpose of watering and maintaining lawns and other landscape materials on the leased premises, and such pumping shall cease at any time there are and for as long as there are restrictions in effect for the City of Bloomington that restrict the watering of lawns.
8. **GARBAGE.** City will provide weekly garbage service at a fee to be set by the City from time to time, which shall be in addition to the annual rent paid by Lessee. However, so long as no residence is located on the leased premises, no fee for garbage collection will be paid by Lessee.
9. **ASSIGNMENT.** Lessee shall not have the right to sell, assign, or transfer this Lease or to rent, sublet or to allow other persons to occupy the premises without the written consent of the City. However, the City shall not withhold its consent to a sale, assignment or transfer of this Lease if Lessee is not in default as defined in paragraph 13 and the sale, assignment or transfer is made in accordance with all applicable City ordinances and such rules and regulations as adopted by the City from time to time pursuant to paragraph 10. City will promptly issue a new Lease to the new Lessee containing the same terms as this lease. Thereupon, this Lease will automatically terminate and the parties will be freed of any obligations thereunder. Lessee shall have the right to mortgage Lessee's interest in said premises, but Lessee shall not have the right to mortgage the interest of City in the premises.
10. **RULES & REGULATIONS.** Lessee and those occupying the leased premises are subject to such reasonable rules and regulations as may be adopted by Lessor from time to time after notice of hearing on such proposed rules and regulations is given to Lessee.
11. **USE OF AND ACCESS TO LAKE.** Lessee and those persons lawfully occupying the leased premises shall have the right to use Lake Bloomington for boating, swimming, fishing, and other recreational uses, but shall be subject to the reasonable rules and regulations of Lessor, which rules and regulations will apply equally to Lessees of Lake Bloomington property and the public generally. City grants to Lessee an easement for access to Lake Bloomington over property owned by the City lying between the shoreline of Lake Bloomington and the boundary of the leased premises.
12. **TREE CUTTING.** No trees on the leased premises shall be removed without the permission of the City except that Lessee can trim trees for safety, plant health, or aesthetic reasons, and Lessee may remove dead trees from the leased premises.
13. **DEFAULT.** If Lessee defaults in the payment of rent or defaults in the performance of any of the covenants or conditions hereof, City may give to Lessee notice of such default and, if Lessee does not cure any rent default within thirty (30) days, or other default within sixty (60) days after the giving of such notice or, if such other default is of such nature that it cannot be completely cured within such sixty (60) days, if Lessee does not commence such curing within such sixty (60) days and thereafter proceed with reasonable diligence and in good faith to cure such default, then Lessor may terminate this Lease on not less than thirty (30) days notice to Lessee and, on the date specified in said notice, the term of this Lease shall terminate and Lessee shall then quit and surrender the premises to City. If this Lease shall have been so terminated by City, City may, at any time thereafter, resume possession of the premises by any lawful means and remove Lessee or other occupants and their effects. Remedies of City hereunder are in addition to any other remedy allowed by law.
14. **TERMINATION BY LESSEE.** Lessee shall have the right to terminate this Lease upon sixty (60) days written notice to the City of Bloomington and, in that event, Lessee may remove any

improvements from the property and shall restore the ground to the condition it was in when first leased to the City. Any improvements remaining on the property after the Lease terminates shall be deemed abandoned by the Lessee and shall become the property of the City.

15. EMINENT DOMAIN. If the leased premises or any part thereof is taken or damaged by eminent domain or the threat thereof, the just compensation received in payment shall be divided between City and Lessee as follows:

That portion of the award for the taking and/or damaging the City's remainder interest in the land following the expiration of this Lease shall be paid to City. That portion of the award for the taking or damaging the leasehold interest of Lessee in the leased premises or the improvements located thereon shall be paid to Lessee.

16. PRIOR LEASE TERMINATED. If there is in effect upon the execution of this Lease a prior Lease between the City and Lessee covering the same premises as this Lease, then said Lease is terminated as of the commencement of the term on this Lease as set forth in Paragraph 2.
17. NOTICE. Any notice by either party to the other shall be in writing and shall be deemed to be duly given if delivered personally or mailed postpaid by regular mail, except that a notice given under Paragraph 12 must be delivered personally or mailed by registered or certified mail in a postpaid envelope, addressed as follows:

City

City of Bloomington
City Hall
109 E. Olive Street
Bloomington, IL 61701

Lessee Name and Mailing Address

JENRP BLOOMINGTON HOUSE LLC
MATTHEW POWERS
[REDACTED]

Lessee Billing Address

SAME

18. BINDING EFFECT. This agreement shall be binding upon the heirs, personal representatives, successors, and assigns of each of the parties hereto.

IN WITNESS WHEREOF, the Lessor has caused this instrument to be executed by its Mayor and City Clerk, and the Lessee has executed this agreement as of the day and year above written.

-Lessor-

-Lessee-

CITY OF BLOOMINGTON

By: _____

Its Mayor

[REDACTED]

Attest: _____

City Clerk



115 E. Washington St.
 Bloomington, IL 61702-3157
www.cityblm.org/publicworks
 Phone: (309) 434-2225
 Fax: (309) 434-2201

SUPPLEMENTAL LEASE AGREEMENT

This Agreement is entered into by and between the City of Bloomington, McLean County, Illinois, a Municipal Corporation, (hereinafter, "Lessor") and JLMRP Bloomington House LLC, Matthew Powers, Trustee, (hereinafter, "Lessees") and is intended by the parties to be incorporated into and made a part of the lake lot lease between the parties for Lot 5 in Block 5 in Camp Iroquois and enforceable under the terms of said lease.

WHEREAS, on March 3, 2022, the McLean County Health Department received a septic system evaluation regarding the above-mentioned property; and,

WHEREAS, in consideration for the City of Bloomington entering into a lease agreement with lessees, lessees agree to perform the actions set forth in this agreement.

Now, therefore, the parties agree as follows:

1. Current Septic System Condition
 - a. The aerobic treatment unit (atu) shall be evaluated by an installer and pumped a minimum of once every six (6) months.
 - b. If a garbage disposal is used, the atu may require more frequent pumping.
 - c. The atu evaluation shall meet the minimum requirements of the atu manufacturer and include the unit be inspected for integrity to ensure no groundwater is entering the tank.
 - d. During the evaluation of the atu, all vents for the septic system shall be inspected to ensure they are in place and free of obstructions.
 - e. If used, effluent filters require ongoing maintenance due to their tendency to clog and cut off oxygen to the system. Follow the filter manufacturer's maintenance instructions and inspect filters frequently.
2. If the existing system fails or needs to be replaced, lessees shall install within 90 days, a new septic system upon the leased premises that meets all codes and regulations of all government agencies with jurisdiction over the premises.
3. Prior to any construction or demolition activity upon the premises including, included but not limited to, residential construction, septic system installation or maintenance, all adversely affected trees must be assessed according to the City of Bloomington tree assessment policy and payment made to the City for the assessed value of the affected trees. A copy of the City of Bloomington tree assessment policy has been provided to the lessees.
4. Any construction project occurring on the premises must comply with all codes and regulations of all governmental agencies having jurisdiction over the premises in effect at the time of construction.
5. This supplemental lease agreement shall be enforceable under the terms of the lease it supplements in the same manner and to the same extent as if fully set forth in the terms of the lease. Failure to comply with the terms of this agreement will be construed as a failure to comply with the terms of the lease and may be considered a breach of said lease.



115 E. Washington St.
Bloomington, IL 61702-3157
www.cityblm.org/publicworks
Phone: (309) 434-2225
Fax: (309) 434-2201

LESSOR:

City of Bloomington,
a Municipal Corporation

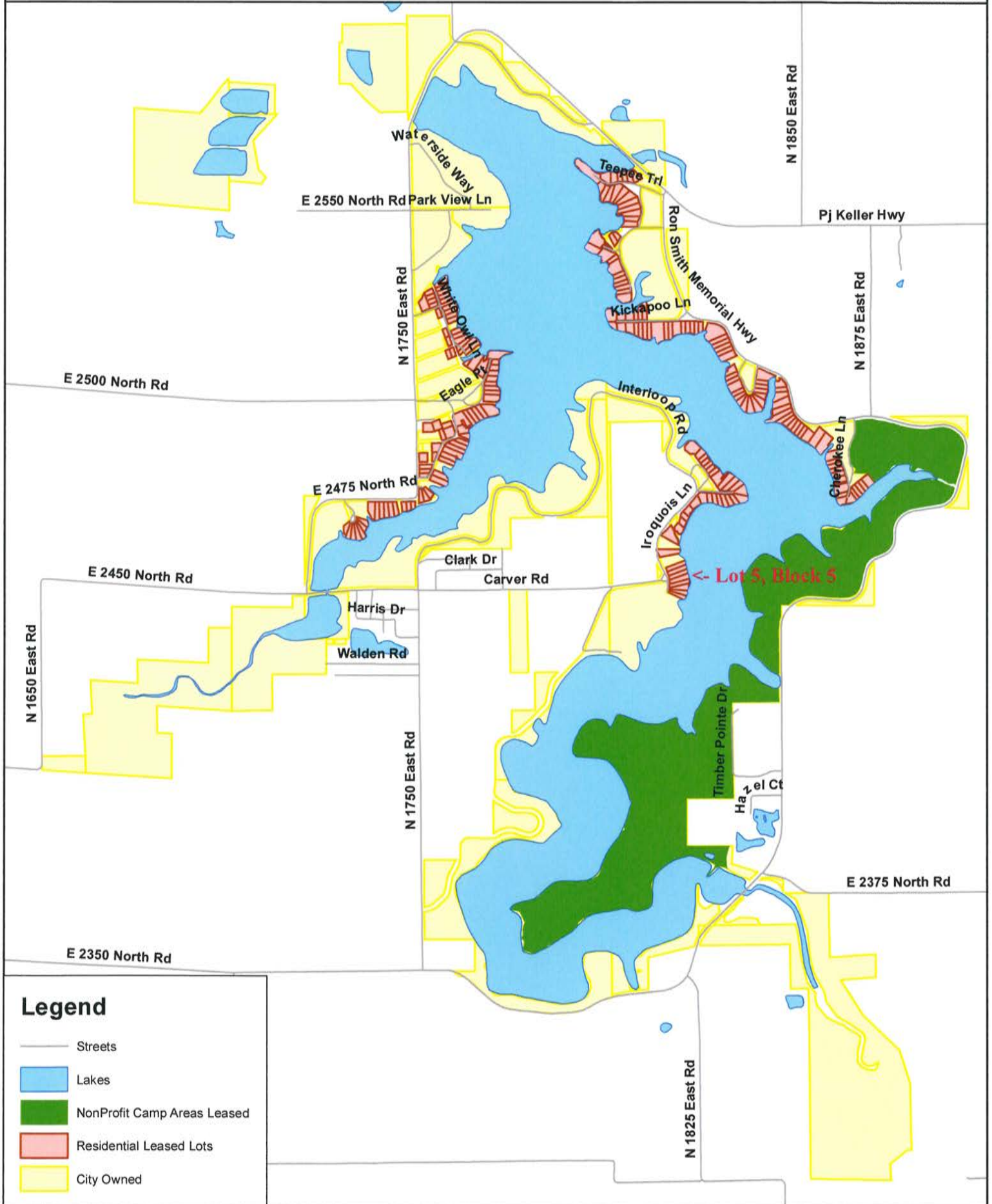
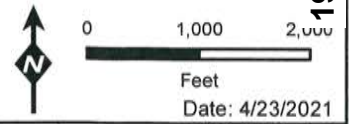
By: _____
Mboka Mwilambwe, Mayor

ATTEST: _____
Leslie Smith-Yocum, City Clerk

LESSEES:

Matthew Powers, Trustee
JLMRP Bloomington House, LLC., Matthew Powers, Trustee

Lake Bloomington Lease Map



CAMP IROQUOIS

LAKE BLOOMINGTON

SCALE IN FEET
0 100 200 300 400

1105 - MAILING ADDRESS 1/86

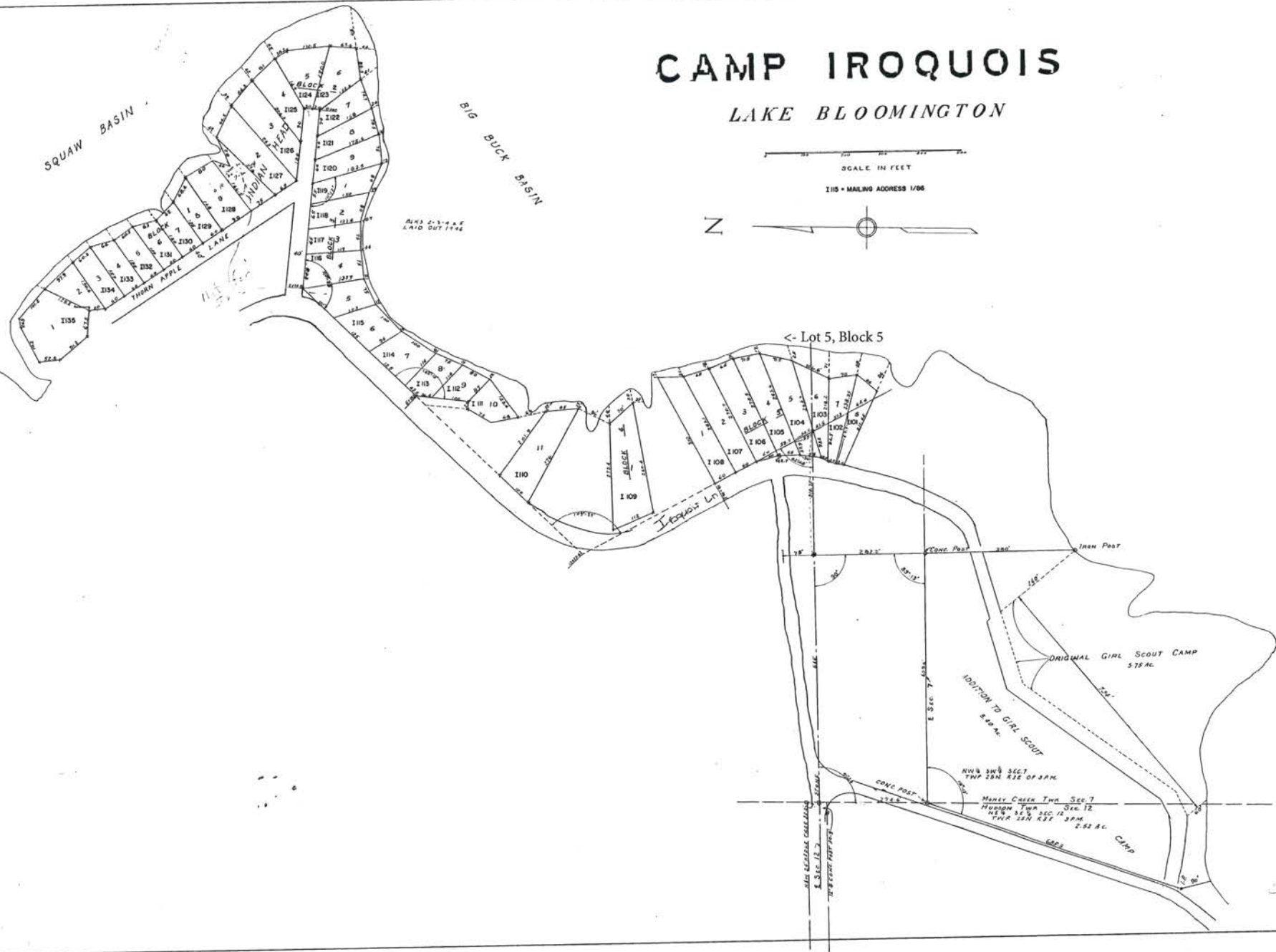


SQUAW BASIN

BIG BUCK BASIN

AKS 2.1.1.1.1.1
LAID OUT 1744

<- Lot 5, Block 5

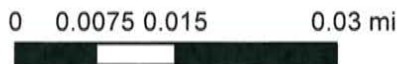


Camp Iroquois
LB 16
DEC 1915

Lot 5, Block 5 Structure Map



McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.







REGULAR AGENDA ITEM NO. 8.A

FOR COUNCIL: June 13, 2022

WARD IMPACTED: City-Wide Impact

SUBJECT: Consideration and action to approve a Resolution Authorizing the Use of American Rescue Plan Funds to Contribute \$150,000 to the Carle Health Center for Philanthropy for the Partial Funding of a Mobile Health Unit, as requested by the Administration Department.

RECOMMENDED MOTION: The proposed Resolution be approved.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

Goal 4. Strong Neighborhoods

STRATEGIC PLAN SIGNIFICANCE:

Objective 1e. Partnering with others for the most cost-effective service delivery

Objective 4e. Strong partnership with residents and neighborhood associations

BACKGROUND: This resolution would provide \$150,000 in American Rescue Plan Act (ARPA) funds to help cover the cost of a dedicated McLean County Mobile Health Clinic to bring healthcare to residents who today unfortunately often don't have access to basic care. The unit would provide a host of services to include basic family care and integrated services, wellness care and check-ups, non-urgent walk-in care, school/preschool physicals and vaccinations, chronic condition screening and education, basic lab testing, and address social/environmental determinants of health among other services. It would contain two exam rooms, be wheelchair accessible and be similar to the existing unit that is shared by Champaign, Vermilion and McLean counties but that has limited availability to support McLean County today due to its high usage in other counties.

The project is in partnership with Carle-BroMenn Hospital, the Tinervin Family Foundation, the United Way and The Laborers International Union of North America (LIUNA). All costs of operations, staffing and medical supplies would be provided by Carle-BroMenn and the unit would be operated by Carle medical professionals.

Funds raised to pay for the unit will be provided to Carle Health Center for Philanthropy as a restricted gift. Restrictions will include requirements that it only operate in McLean County and the aforementioned partnership of donors will work with Carle Health Community's Health Initiative's team to determine where and when the unit operates.

The unit has been ordered and is expected to be operating within the next 12 months.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Carle-Bromenn, The Tinervin Family Foundation.

FINANCIAL IMPACT: If approved, the City would contribute \$150,000 of American Rescue

Plan Funds to the Carle Health Center for Philanthropy for the Partial Funding of a Mobile Health Unit. This would be paid out the Non-Departmental-Other Expenditures-ARPA account (10010010-79990-75000). Stakeholders can locate this in the FY 2023 Budget Book titled "Budget Overview & General Fund" on page 134. The project string of "75000" was added after the budget book was printed/placed on-line. It was added to track ARPA related expenses in the City's Financial System.

COMMUNITY DEVELOPMENT IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Billy Tyus, Deputy City Manager

ATTACHMENTS:

[ADM 2B Resolution](#)

RESOLUTION NO. 2022 - _____

**RESOLUTION AUTHORIZING THE USE OF AMERICAN RESCUE PLAN FUNDS TO
CONTRIBUTE \$150,000 TO THE CARLE HEALTH CENTER FOR PHILANTHROPY
FOR THE PARTIAL FUNDING OF A MOBILE HEALTH UNIT**

WHEREAS, the City of Bloomington (“City”) is a home rule unit of local government with authority to legislate in matters concerning its local government and affairs; and

WHEREAS, the City received approximately \$13,386,924.00 in funds from the American Rescue Plan Act (“ARPA”) to be utilized for various purposes, including but not limited to addressing systemic public health and economic challenges and for funding government services from lost revenue as defined and permitted by ARPA and its rules; and

WHEREAS, the Carle Health Center for Philanthropy is in the process of receiving restricted donations for the purchase of a mobile health clinic for use exclusively in McLean County; and

WHEREAS, several entities, including the Tinervin Family Foundation, the United Way, and LIUNA (Laborer’s International Union), are working to fund the purchase of the mobile health clinic and said partnership of donors will work with Carle Health’s Community Initiative team to develop the strategy for when and where the unit will be operational within McLean County; and

WHEREAS, all costs of operations, staffing and medical supplies will be provided by Carle-BroMenn; and

WHEREAS, the mobile health clinic will provide a wide-range of services, including basic family care, increasing integrated specialty services, wellness care and check-ups, non-urgent walk-in care, school/preschool physicals and vaccinations, chronic condition screening and education, basic lab testing, social/environmental determinants of health, social services, linkages to community services, translator services, and health food access (hereinafter collectively referred to as “health services”); and

WHEREAS, ensuring health services are provided to areas of the City with limited or no access to such services, serves a vital public purpose, helps sustain the community and addresses systemic public health challenges; and

WHEREAS, the City Council finds it in the best interest of the City to join the partnership of donors, ensuring health care access is provided to all areas of the City, and to donate \$150,000.00 from its ARPA funds.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON THAT:

SECTION 1. The above stated recitals are incorporated herein by reference.

SECTION 2. A restricted donation, in the amount of \$150,000.00, is hereby authorized to be made to the Carle Health Center for Philanthropy, to assist with funding of a mobile health clinic to be used exclusively within McLean County and to include portions of the City with limited to no access to health services. The City Manager, or designee, is further authorized to execute any documents in relation to the City's donation.

SECTION 3. Should any section, clause, or provision of this Resolution be declared by the Courts to be invalid, the same shall not affect the validity of the Resolution as a whole, or parts thereof, other than the part so declared to be invalid.

SECTION 4. This Resolution shall be in full force and effect immediately after its passage and approval.

PASSED this 13th day of June 2022.

APPROVED this _____ day of June 2022.

CITY OF BLOOMINGTON

ATTEST

Mboka Mwilambwe, Mayor

Leslie Smith-Yocum, City Clerk