

**SUMMARY MINUTES
PUBLISHED BY THE AUTHORITY OF THE CITY COUNCIL
OF BLOOMINGTON, ILLINOIS
MONDAY, JUNE 12, 2017; 7:00 P.M.**

1. Call to Order

The Council convened in Regular Session in the Council Chambers, City Hall Building, at 7:00 p.m., Monday, June 12, 2017.

The Meeting was called to order by Mayor Renner.

2. Pledge of Allegiance to the Flag

The Meeting was opened by Pledging Allegiance to the Flag followed by a moment of silent prayer.

3. Remain Standing for a Moment of Silent Prayer

4. Roll Call

Mayor Renner directed the City Clerk to call the roll and the following members of Council answered present:

Aldermen: David Sage, Mboka Mwilambwe, Amelia Buragas, Scott Black, Karen Schmidt, Joni Painter, Diana Hauman, Kim Bray, and Mayor Tari Renner.

Absent: Alderman Jamie Mathy

Staff Present: David Hales, City Manager; Steve Rasmussen, Assistant City Manager; Jeffrey Jurgens; Corporation Counsel, Cherry Lawson, City Clerk; Brendan Heffner, Chief of Police; Brian Mohr, Fire Chief; Scott Sprouls, IS Director; Tom Dabareiner, Community Development Director; Nicole Albertson, Human Resource Director; Jim Karch, Public Works Director; and other City staff were also present.

5. Recognition / Appointments

- A. Proclamation declaring June 2017 as, "Amateur Radio Month"
- B. Proclamation recognizing Dhruv Rebba "Achievements"
- C. Award Presentation of Certificates for the Bloomington 101 Participants.
- D. Appointment of Ellen Schroeder-Concklin to the Board of Fire and Police Commissioners (Republican seat)
- E. Reappointment of Gaynett Hoskins to the Bloomington Housing Authority
- F. Reappointment of Jamison Mathy to the Cultural District Commission.

6. Public Comment

Mayor Renner opened the meeting to receive Public Comment. The below individuals provided comments during the meeting.

Bruce Meeks
Mike McCurdy
Scott Purkey
Donny Bounds
Larry Enyeart

M. Curt Richardson
Teresa Enyeart
M.S. Wylie
John Hollister
Amy Harvey

Stetanie Michaelis
Cyd Williams
Nancy Marciniac
Dianne Hollister
Elizabeth Greenlee

7. Consent Agenda

*Items listed on the Consent Agenda are approved with one motion, and is provided in **BOLD**, and items that Council pull from the Consent Agenda for discussion are listed with a notation **Pulled from the Consent Agenda**.*

Motion by Alderman Hauman, seconded by Alderman Schmidt, that the Consent Agenda be approved, with the exception of Item No. 7F.

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

Ayes: Aldermen Sage, Mwilambwe, Buragas, Painter, Black, Schmidt, and Bray.

Abstain: Alderman Diana Hauman

Nays: None.

Motion carried.

The following was presented:

Item 7A: Consideration of approving the Minutes of the May 22, 2017 Regular City Council Meeting.

The following was presented:

Item 7B: Consideration of Approving Bills, Payroll, Procurement Card Purchases, and Electronic Transfers in the amount of \$ 11,223,401.75.

The following was presented:

Item 7C: Consideration of Approving Appointment and Reappointments to Various Boards and Commissions.

The following was presented:

Item 7D: Consideration of approving the purchase of one (1) Backhoe for the Public Works Sewer Maintenance and Operations Division.

The following was presented:

Item 7E: Consideration of approving an application for Walk Friendly Communities recognition.

The following was presented:

Item 7F: Consideration of a Fee Increase in the Intergovernmental Agreement with Evergreen Memorial Cemetery.

Alderman Schmidt stated that she spoken with the Assistant City Manager Rasmussen and was wondering on a policy level, why when we know it costs us over \$22,000 a year to handle the limbs and branches from the cemetery, that we do not strive toward 100% recapturing our costs. It appears that we are more at a 50/50% and have agreed that we want to keep our eye on how we handle these kinds of expenses.

Motion by Alderman Schmidt, seconded by Alderman Painter that an Intergovernmental Agreement with Evergreen Memorial Cemetery be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.

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

Ayes: Aldermen Sage, Mwilambwe, Buragas, Painter, Black, Schmidt and Bray.

Abstain: Alderman Diana Hauman

Nays: None.

Motion carried.

The following was presented:

Item 7G: Consideration of approving the Government Center: Operation & Maintenance Costs / Attachment No. 15.

The following was presented:

Item 7H: Consideration of adopting a Resolution approving payment for Street Lighting Electrical Energy and Rental Charges through a Motor Fuel Tax (MFT) General Maintenance program.

RESOLUTION NO. 2017 – 25

MAINTENANCE OF STREETS AND HIGHWAYS BY MUNICIPALITY UNDER THE
ILLINOIS HIGHWAY CODE

The following was presented:

Item 7I: Consideration of approving Ordinance directing the sale of surplus property at 809 E. Washington in the City of Bloomington.

ORDINANCE 2017 - 43

AN ORDINANCE DIRECTING THE SALE OF SURPLUS REAL ESTATE AT 809 E.
WASHINGTON IN THE CITY OF BLOOMINGTON

The following was presented:

Item 7J: Consideration of:

- a. Approving a Budget Amendment Ordinance for Fiscal Year 2018, Baum Company, Inc. for masonry repairs at Fire Stations #2, #4 and Headquarters, and approve a Fiscal Year 2018 Budget Amendment and Ordinance.

ORDINANCE NO. 2017 – 44

AN ORDINANCE AMENDING THE BUDGET ORDINANCE
FOR THE FISCAL YEAR ENDING APRIL 30, 2018

- b. Approving a Resolution for a Change Order to an existing contract with Otto Baum.

RESOLUTION NO. 2017- 26

A RESOLUTION AUTHORIZING A CHANGE ORDER IN THE AMOUNT OF \$11,657.50
ASSOCIATED WITH THE CONTRACT BETWEEN THE CITY OF BLOOMINGTON AND
OTTO BAUM COMPANY, INC. (P.O. 2017-0564)

The following was presented:

Item 7K: Consideration of approving an Ordinance Amending the Fiscal Year 2018 Budget to adjust the Bloomington Center for the Performing Arts (BCPA), Empire Street Corridor TIF District and the Downtown-Southwest Redevelopment TIF.

ORDINANCE NO. 2017 – 45

AN ORDINANCE AMENDING THE BUDGET ORDINANCE

Summary Minutes

Bloomington City Council Regular Meeting

Monday, June 12, 2017; 7:00 PM

FOR THE FISCAL YEAR ENDING APRIL 30, 2018

The following was presented:

Item 7L: Consideration of an Ordinance approving the Petition to Rezone 611 N. Lee Street from GAP-3, Iconic House and Manor to GAP-3 with the S-4 Historic Preservation District Overlay.

ORDINANCE NO. 2017 - 46

AN ORDINANCE REZONING 611 N LEE STREET FROM GAP 3 ICONIC BUILDING AND MANOR, to GAP 3 ICONIC BUILDING AND MANOR WITH THE S-4 HISTORIC PRESERVATION DISTRICT OVERLAY

The following was presented:

Item 7M: Consideration of approving a petition for the Lake Bloomington Lease Transfer Lot 5, Block 5 of Camp Kickapoo from John Jochums and James Meyer to C&J Business Rentals, LLC.

The following was presented:

Item 7N: Consideration of an application of New Vision Cinemas LLC, d/b/a Ovation 10 Bloomington, located at 415 Detroit Dr., requesting an EAS liquor license which would allow the sale of all types of alcohol by the glass for consumption on the premises seven (7) days a week

The following was presented:

Item 7O: Consideration of the request from Toby Hoover and Patti Schrock to allow moderate consumption of alcohol at their September 1, 2017 wedding reception to be held at Davis Lodge.

The following was presented:

Item 7P: Consideration of the application of Lupita's Hispanic & American Grocery, Inc., d/b/a Lupita's Hispanic & American Grocery, located at 1512 W. Market St. Suite 200, currently holding a PAS liquor license which allows the sale of all types packaged alcohol for consumption off the premises seven (7) days a week for a change of classification to a RAPS liquor license which would allow the sale of all types of alcohol by the glass for consumption on the premises and the sale of all types of packaged alcohol for consumption off premise seven (7) days a week.

8. Public Hearing

The following was presented:

Item 8A. Public hearing on the Annexation Agreement submitted by Kristen Lee Jones N/K/A Kristen Lee Guillory and The Benoit Group, LLC for approximately 3.12 acres commonly located at 102 Greenwood Ave, PIN: 21-16-101-008. *(Recommend opening the public hearing to receive comments on this item.) (Presentation by Tom Dabareiner, Community Development Director 10 minutes.)*

Mr. Dabareiner stated that the developer would like to develop a property with 54-unit multifamily buildings of affordable and mixed income housing. The Bloomington Housing Authority is part of this reserving 10 units be used as supportive housing for people with disabilities and another 10 units to occupy by residents with an annual income of less than 60% of the average median income. For Bloomington, the average median income for a family of four is \$79,600, so we are looking at incomes under \$47,760. The remaining 34 units would be market rate rents. The Planning Commission did meet on May 10 and recommended approval of the annexation agreement by a vote of 5:1 with a couple of conditions. All legal notices have been filed as required by law. Notices were also sent to people within 500 feet, which is the Code here. The petitioner does have a deadline approaching which is set by the State of Illinois to apply for state tax credits for this and is the reason for the urgency tonight.

Mr. Priestly stated that the project has received preliminary project assessment from the Illinois Housing and Development Authority to develop 54 multifamily units at this site. We have a full application that is going in on June 23, and we anticipate after June 23 to receive allocation from the Illinois Housing Development Authority hopefully by September 2017. This is a mixed income development. We are in partnership with the Housing Authority for 20 of the units on the project. This will be a new multifamily product in the area. There has not been a lot of new multifamily product for that particular area and we are looking to meet that demand from that perspective. It also meets the needs for the comprehensive plan for affordable housing. This project will provide new revenue to the City through taxes, permits, utilities.

Public Hearing Comments

Kirk Richardson
Alton Franklin

Jan Meadows
Bruce Meeks

Kendra Bowlen

Alderman Buragas stated that it is one of the assumptions that if this were built, it would increase the number of individuals living in the community. She asked whether those assumptions are accurate.

Mr. Dabareiner stated there may be some increase, but for the most part we are talking about a change in the quality of housing that existing people who need this housing has available to them. We see a lot of it as being internal moves – internal to the City.

Alderman Buragas asked if it was accurate that the community on the whole suffers from a lack of safe and affordable housing for low-income individuals.

Mr. Dabareiner stated that it is certainly accurate to say that we are lacking quality and modern housing at this income level.

Mayor Renner asked if the petitioner would come forward and address some of the concerns that had been brought up in public comment.

Mr. Priestly stated that one of the first concerns noted was public transportation. In most cases, the multifamily projects that were developed, probably 70 to 75% of the individuals will have their own vehicle. We also presented to Mayor and Council an example of how to get residents through a pedestrian easement through an existing pedestrian easement out to Main Street that would be something that we would pay for from the developer's side. We would extend sidewalks from the property, put in fencing, and upgrade it to expand that. We also proposed putting in a shuttle van that would have various hours throughout the day to service Monday through Friday if there was a need for use of the public transportation van to take them to the bus stop of any other areas around the City.

Mayor Renner what would happen if the 34 units could not be rented at the rates that have been described.

Mr. Priestly replied, on most affordable housing projects, they would market very heavily to find the right residents for the particular project. He stated that one concern he did not have as a developer is when you bring in a new product at the right rate, it is very hard not to see the infusion of residents into that property. We do not look to reduce rents.

Alderman Bray asked whether the shuttle van would be operated and paid for by the Greenwood Project.

Mr. Priestly replied that it would and that he had a shuttle van in his project budget.

Alderman Bray stated in regards to the annexation activity, there will be a new sewer that needs to be built and asked if this is something that is part of the project.

Mr. Priestly stated that it was part of his project costs to bring new sewer down Greenwood Avenue to the property.

Alderman Hauman stated that she had spoken with the co-chairs of the League of Women Voters housing study, and they wanted to see housing for people with disabilities and people with lower incomes. The concerns really are transportation and food. The clients for the one organization that she talked to do not have their own transportation and they rely on public transportation. What happens if Connect Transit changes their stops and the stop is further away?

Mr. Priestly stated that he could not predict how many people would have their own transportation and that they were trying to make sure they gave multiple options and alternatives.

Alderman Hauman stated that there were not a whole lot of jobs anymore that are Monday through Friday, 9 to 5 and this was a concern on Saturday and Sunday.

Mayor Renner noted that there was one person in public comment who had brought up something that he and other Council members had expressed and that is some kind of impact analysis of what impact this would have, not just on Unit 5, but the community and even perhaps for 911 response times. There is a June 23 deadline with the Illinois Housing Development Authority, but asked if we were to want more information, could it be applied for again.

Mr. Priestly stated that he could apply again, but a lot of times when you get out of these cycles and you do not take the opportunity that you currently have, it puts you in a different situation. Each year they change the QAP requirements.

Mayor Renner asked Mr. Jurgens if we were to do as Mr. Priestly suggested, do we have until September to pull the plug if the impact studies come back or that we have an impasse.

Alderman Sage stated that it seemed that some of the Mayor's questions would be better suited when we get to the item on the agenda.

Mayor Renner agreed.

9. Regular Agenda

The following was presented:

Item 9A. Administrative Review by City Council of Zoning Board of an Appeals denial of a petition for variances for an Accessory Structure requested for the property at 2 Briarwood Ave. *(Presentation by Tom Dabareiner, Community Development Director 5 minutes, Council discussion 15 minutes.)*

Mr. Dabareiner stated that at the April 19 ZBA meeting, the members considered a petition seeking variances to allow the expansion of an accessory structure at this location. The petitioner is requesting two variances. The first variance is that the City Code allows only a maximum gross floor area of 1,000 square feet for all accessory structures located within the City limits. The second one is that it prohibits an accessory structure from exceeding the square footage of the principal structure of the house and the accessory structure we are looking at would bring the total square footage for accessory structures up to 1,282 square feet. The petitioner's request failed because after conducting the Public Hearing, the Board voted 2 in favor, 2 against and 1 member abstaining and 4 affirmative is required to pass a variance.

Alderman Buragas stated that she saw in the minutes from that meeting, references to the potential for losing a tree that may have some value to the neighborhood. She asked if Mr. Dabareiner could reiterate what that is and the potential impact there.

Mr. Dabareiner stated that it is a large tree and there was a concern that much of the tree's root system would be potentially harmed by additional expansion of the accessory structure.

Alderman Buragas stated that to her it is very important to make sure that we are clear and consistent and we treat all homeowners fairly and the same. Her belief is that we need to follow standards that are under the Code. Her motion is to move forward with recommended motion #1.

Alderman Buragas motioned, Alderman Hauman seconded the motion that the decision of the Zoning Board of Appeals be upheld and an ordinance denying the petition for variances from Chapter 44 Section 4.4C Bulk Requirements for an Accessory Structure requested for the property at 2 Briarwood Ave. be passed, and the Mayor and City Clerk be authorized to execute the necessary documents' or, alternatively:

Alderman Bray stated that she would like to speak about the couple that came here to speak about this property. They own this property and they have invested quite a bit of money in this property and they are willing to invest more money in our community for a cause that is very helpful to our community. She stated that she was a law and order kind of person, this is someone who is somewhat newly transplanted here and wants to invest further in our community. For that reason, she would like to propose that we take a look at overturning this.

Mayor Renner stated there were different philosophies. He stated the motion that was made and seconded would be to support the denial of the Zoning Board, but again that was a 2:1. If that fails, then we can entertain a motion that the ZBA be reversed.

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

Ayes: Aldermen Sage, Mwilambwe, Buragas and Hauman.

Nays: Aldermen Painter, Schmidt, Black, Bray and Renner.

Motion Failed.

Alderman Sage stated that one of the strengths of the Ward system is there are people who are keenly knowledgeable about their wards and what is appropriate and what is best.

Alderman Buragas stated in this particular instance, she had taken the position she has based on prior votes and based on her belief on how we should interpret those requirements for a variance.

Alderman Painter stated she felt the same way as Alderman Sage; however, in this situation it seems that replacing an old shed with something that is new and going to be attractive and feels that the tree would be fine. She feels they have good intentions and it would not be a detriment to the neighborhood.

Alderman Hauman asked when we vote on the second motion and it is 4 to 4 again, then what happens?

Mayor Renner asked if he would be permitted to vote if there was 5.

Mayor Renner asked for a motion on this item.

Motion by Alderman Bray, seconded by Alderman Schmidt that the decision of the Zoning Board of Appeals be reversed and an ordinance approving the petition for variances from Chapter 44 Section 4.4C Bulk Requirements for an Accessory Structure requested for the property at 2 Briarwood Ave. be passed, and the Mayor and City Clerk be authorized to execute the necessary documents.

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

Ayes: Aldermen Sage, Painter, Black, Schmidt, and Bray.

Nays: Aldermen Mwilambwe, Buragas and Hauman.

Motion Failed. Six votes is needed in order for the item to be approved.

The following was presented:

Item 9B: Consideration of an Ordinance authorizing a Redevelopment Agreement between the City of Bloomington and JNB Bloomington LP and TIF Bloomington, Inc. for the proposed redevelopment of the former Bloomington High School building at 510 East Washington Street.

Mr. Hales shared with the Council that he and Mr. Grammer had an opportunity to meet with Superintendent Barry Riley of District 87 together with two other members of his staff to discuss this project. During that meeting, we had discussion about the moving forward with the establishment of a TIF District. We did receive some feedback from them that they prefer if there are TIF boundaries that they be limited in scope and much more project oriented. They had other concerns about TIF including the use of possibly tax abatement agreements as opposed to TIF; however, we would still recommend moving ahead with the feasibility study as recommended and even by doing so, we do not create the TIF at this time.

Mr. Grammer stated that we have two very qualified developers that are coming before us tonight to propose projects in the City that address one of the biggest needs in our comprehensive plan that is to address our shortage of low-income housing. He stated that he had worked Mr. Priestly and he is a very qualified, capable and professional developer. He stated that he had worked with the Iceberg Development Team on the project we are going to speak about which is the redevelopment of the former Bloomington High School property at 510 East Washington Street. The property was marketed for sale for almost over a year by the Mount Mariah Christian Church that had owned it and had visions of a great interactive space for a lot of different nonprofits, and for their church but unfortunately because the building is quite old and needs a lot of upkeep and maintenance, they were unable to maintain the building so it was put up for auction. The Iceberg group has acquired this property and has the financial resources to take on this project.

They are quite experienced in the development of new construction senior housing. As we have proposed tonight, a Redevelopment Agreement that would help the project be financially feasible and viable. The development has proposed over a \$17 million dollar investment in the project. Through analysis of the City's economic development consultant, we have determined that there is a gap in the project, and we have determined that the best way to meet that gap and to fulfill the developer's request for financial incentives in order to make the project financially feasible, is to assist the developer through the creation of a tax increment financing district and provide rebates on a pay-as-you-go basis over the life of the TIF district up to \$1.3 million dollars or 11.8% of the TIF eligible project cost.

We have also proposed to provide a Letter of Support to the Illinois Housing Development Authority from the City that is outlined in the agreement, and we have also proposed to assist the developer with what is termed a rental assistance program that will be targeted to four units in the property, and that would be paid for not through the TIF but out of the City's general fund.

Alderman Schmidt stated that she was very enthusiastic about the redevelopment of this specific site and has questions about the way the TIF district is drawn.

Ordinance No. 2017 - 47

ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT BY AND AMONG THE
CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS AND JNB BLOOMINGTON,
LP AND TIF BLOOMINGTON, INC.

Motion by Alderman Schmidt seconded by Alderman Black that an Ordinance approving a Redevelopment Agreement between the City of Bloomington and JNB Bloomington LP and TIF Bloomington, Inc. be approved, and authorize the Mayor and City Clerk to execute the necessary documents.

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

Ayes: Aldermen Sage, Mwilambwe, Buragas, Schmidt, Black, Painter, and Bray.
Absent: Alderman Diana Hauman

Nays: None.

Motion carried.

The following was presented:

Item 9C: Consideration of an Ordinance to authorize a Tax Increment Financing Feasibility Study and Redevelopment Plan for the proposed Downtown East TIF District.

Mr. Grammer stated that since a Redevelopment Agreement has been approved with Iceberg Development Group for the redevelopment of 510 East Washington, a component of the Redevelopment Agreement is for the City to create a TIF district that would encompass the 510

East Washington former high school property and its associated parking lot. The process to create a TIF is quite lengthy and takes about four to five months. We engage the services of a consultant to prepare a Redevelopment Plan. We are required to have a public hearing and draft multiple ordinances and incur legal expense to create a TIF district.

Mr. Hales commented that probably the wiser move is maybe start a little larger in TIF boundaries rather than smaller and that is because as the feasibility study is completed and we get that information, we can always reduce the boundaries but you cannot go back and expand them without starting the process all over.

Alderman Schmidt stated that she was interested in the City of Refuge Church being in this and trying to understand how a tax exempt property like that might benefit from TIF. She asked how you reconcile those changes that may be coming that support the older, historic neighborhoods as opposed to what we have now.

Mr. Grammer stated the zoning of this area on all these properties except for the parking lot of the former high school building are zoned B3, so that zoning controls the development. He stated that TIF does not change zoning. TIF just operates within the property tax and property tax increment. If the City Council wanted to pursue some other types of development standards for this specific area or for a larger area, those could be something that could be instituted.

Mr. Dabareiner stated that we are in the middle of a revision to the zoning ordinance. If we really want to help build the core of our downtown, we need to define it differently and create transitional areas, and this is something that would fall into a transitional area.

Ordinance No. 2017 - 48

AN ORDINANCE OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS
PROVIDING FOR A FEASIBILITY STUDY AND REPORT WITH RESPECT TO THE
DESIGNATION OF A CERTAIN AREA AS A TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AREA
(Downtown East Washington Street)

Motion by Alderman Black, seconded by Alderman Schmidt that an Ordinance to authorize a Tax Increment Financing Feasibility Study and Redevelopment Plan based on proposed Study Area 510 E. Washington Street be approved and authorize the Mayor and City Clerk to execute the necessary documents.

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

Ayes: Aldermen Sage, Mwilambwe, Buragas, Painter, Black, Schmidt, Hauman and Bray.

Nays: None.

Motion carried.

The following was presented:

Item 9D: Consideration of an Ordinance approving an Annexation Agreement submitted by Kristen Lee Jones N/K/A Kristen Lee Guillory and The Benoit Group, LLC for approximately 3.12 acres commonly located at 102 Greenwood Ave, PIN: 21-16-101-008.

Mr. Dabareiner stated that since the agenda was developed, we do not need the letter of support mentioned in Item E.

Mayor Renner asked if we approved this conditioned on having an impact study, do we have any way to pull the plug on it through September.

Mr. Jurgens stated that the staff recommendation would be to table this contingent upon getting the information that the Council desires in the terms of any type of impact study, and we would like to set a date no later than one of the meetings in September; however, if we got that information before then, that we could come back to the Council and discuss it at that point in time.

Alderman Sage stated that he would like to hear from the City Manager on some ideas that he would suggest as part of an impact analysis.

Mr. Hales stated that about eight years we did some interesting analysis, evaluation, hired a gentleman by the name of Carson Bice that came in. For decades, there was a City public policy to incentivize residential development, and during that time, he was showing how the City had, over time, become a banker and as residential development took place and especially land was annexed into the City, unfortunately what was happening in many cases, there was a negative cash flow coming into the City meaning that the costs and expenditures of the City to cover police and fire service, planning and zoning, and for all the other City services, it was a negative cash flow. The revenue generated by the development was not sufficient.

Mayor Renner asked if we were to entertain a motion, what would that be?

Mr. Jurgens replied that the motion would be to table the consideration of the annexation agreement until no later than the meeting on September 25th.

Mayor Renner stated that would be pending fiscal impact analysis to the Council. We could bring it more quickly if for some reason the work was completed.

Alderman Sage stated that he would be supportive of that motion and appreciate that level of communication amongst staff, the developer, and especially the conversation with Unit 5. We want to make the best-informed decision we can make and this allows us to come back and answer some much-needed questions that have not been answered.

ORDINANCE NO. 2017 - _____

AN ORDINANCE APPROVING AN ANNEXATION AGREEMENT FOR APROXIMATELY
3.12 ACRES LOCATED AT 102 GREENWOOD AVENUE, CITY OF BLOOMINGTON,
MCLEAN COUNTY, ILLINOIS

Motion by Alderman Sage, seconded by Alderman Bray to table this item to no later than September 25, 2017 to provide to the Council financial impact analysis of the project.

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

Ayes: Aldermen Sage, Mathy, Mwilambwe, Buragas, Painter, Hauman, Black, Schmidt and Bray.

Nays: None.

Motion carried.

The following was presented:

Item 9E: Consideration of a Resolution authorizing a Letter of Support to the Illinois Housing Development Authority for a 54 unit multifamily affordable housing complex at 102 Greenwood Avenue proposed by The Benoit Group, LLC. **Mayor Renner requested this item be removed from the agenda for consideration.**

RESOLUTION NO. 2017 -

A RESOLUTION AUTHORIZING THE MAYOR TO SIGN A LETTER OF SUPPORT FOR
SUBMISSION WITH THE APPLICATION BY THE BENOIT GROUP, LLC
TO THE ILLINOIS HOUSING DEVELOPMENT AUTHORITY FOR FUNDS
TO DEVELOP THE PROPERTY LOCATED AT 102 GREENWOOD AVENUE
IN THE CITY OF BLOOMINGTON, ILLINOIS

The following was presented:

Item 9F: Consideration of an Ordinance Amending Chapter 2 and 29 of the City Code creating a Transportation Commission.

Mr. Jurgens reviewed some of the changes that staff has made since the last time Council considered this item. We corrected some of the renumbering that was within the ordinance.

Alderman Sage asked for clarity on Section 303, Number 2.

Mr. Karch answered that this is another venue for us to be able to have that public input. If there were changes to be made to the manual of practice, that would go through the Transportation Commission and then also through the Planning Commission.

Alderman Sage asked how the transportation group interacts with any implementation of the Downtown Master Plan.

Mr. Karch replied as the Downtown Master Plan deals with transportation components, that is how we would see this Transportation Commission playing into it. I would not see this affecting things like bench locations, decorative lights, things that are not transportation related.

Alderman Sage asked as it relates to the Downtown Master Plan, it would be specifically and only with those transportation items?

Mr. Hales stated that that is where we would take a lead role in that in helping make a decision and that is only what the Transportation Commission would review and look at.

Mr. Karch stated that we have tried to make very clear that this is just going to be a recommending body to that extent. We have also included language that says that all recommendations should be non-binding and meeting consideration with applicable law, safety standards and consideration of the recommendation of the Traffic Engineer.

Alderman Black stated that he thinks there is a value in having an organization that people can go to give their concerns, be heard and that recommendation process comes through the Council. We are always looking for ways to engage citizens in new and different ways and this is not only an opportunity to get people to serve on a Commission but it is also the opportunity for residents to talk to an institution to provide that feedback.

Alderman Hauman stated that she did not see a need for this. We are going to have seven more people engaged and that will be about it. She did ask if these would be three-year terms and what the impact would be on Public Works staff in terms of meetings and that kind of thing.

Alderman Buragas stated she was glad that time was taken to change a little bit of the language. This is a better ordinance and a better process moving forward to ensure the clarity for what we all wanted to see.

ORDINANCE NO. 2017 –49

AN ORDINANCE AMENDING CHAPTERS 2 AND 29 OF THE CITY CODE TO CREATE A TRANSPORTATION COMMISSION

Motion by Alderman Buragas, seconded by Alderman Black that an Ordinance Amending Chapters 2 and 29 of the City Code, be approved creating a Transportation Commission, and authorize the Mayor and City Clerk to execute the necessary documents.

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

Ayes: Aldermen Sage, Mwilambwe, Buragas, Painter, Black, Schmidt and Bray.

Nays: Alderman Diana Hauman

Motion carried.

10. City Manager's Discussion

Mr. Hales commented on the Evergreen Cemetery matter and the user fee policy and the user fee study. Unfortunately, that has been one of those projects we have not been able to move along because of so many other pressing priority projects. That is still a big need for the City. He also stated the Jefferson Street Community House is Friday from 4 to 7 pm, and wanted to remind everyone to come by.

11. Mayor's Discussion

Mayor Renner stated he went to an event this evening at The Bistro remembering the one-year ago event at The Pulse nightclub in Orlando. It was just a few days after that that he went to U.S. Conference of Mayors. Buddy Dyer, who was and still is, the Mayor of Orlando gave a 25-minute account of what he did and how he did it and what happened. He stated this 25-minute account was on the U.S. Conference of Mayors website.

12. City Aldermen's Discussion

Alderman Hauman wished Mayor Renner a Happy Birthday later this week.

Alderman Schmidt commented on the fact that it was stated earlier that 70 to 75% of the people are likely to have cars. That means that 25 to 30% of the people do not have cars. Anyone who has gone to the Walk-In Bike Out has to see that we have lots of people in this community for whom there are no other options. It is our obligation to make our streets safe for everybody.

Alderman Buragas commented on the public comment made about bike lanes.

Alderman Sage commented on the public comment made about pictures of houses being put up on websites and stated this was inappropriate.

13. Adjournment

Motion made by Alderman Schmidt seconded by Alderman Hauman to adjourn the meeting at 9:48 p.m.

Motion carried (viva voce).

CITY OF BLOOMINGTON

Tari Renner

Tari Renner, Mayor

*by Karen Schmidt
Mayor Pro Tem*

ATTEST

Cherry L. Lawson
Cherry L. Lawson, City Clerk