CITY OF Bloomington ILLINOIS

# MINUTES
# CITY COUNCIL - REGULAR SESSION
# MONDAY JUNE 10, 2024, 6:00 P.M.

The City Council convened in regular session in the Government Center Boardroom at 6:00 P.M. Mayor Mboka Mwilambwe called the meeting to order and led the Pledge of Allegiance ending with a moment of silent prayer/reflection.

**Roll Call**

| Attendee Name | Title | Status |
|---|---|---|
| Mboka Mwilambwe | Mayor | Present |
| Jenna Kearns | Council Member, Ward 1 | Present |
| Donna Boelen | Council Member, Ward 2 | Present |
| Sheila Montney | Council Member, Ward 3 | Present |
| John Danenberger | Council Member, Ward 4 | Present |
| Nick Becker | Council Member, Ward 5 | Present |
| Cody Hendricks | Council Member, Ward 6 | Present |
| Mollie Ward | Council Member, Ward 7 | Present |
| Kent Lee | Council Member, Ward 8 | Present |
| Tom Crumpler | Council Member, Ward 9 | Present |

**Recognition/Appointments**

No Recognitions or Appointments were presented.

**Public Comment**

Mayor Mwilambwe read a public comment statement of procedure. No emailed public comment was received. Marty Siegle spoke in person.

**Consent Agenda**

*Items listed on the Consent Agenda are approved with one motion; Items pulled by Council from the Consent Agenda for discussion are listed and voted on separately.*

**Council Member Boelen made a motion, seconded by Council Member Ward, to approve the Consent Agenda.**

Item 7.A. Consideration and Action to Approve the Minutes of the May 13, 2024, Regular City Council Meeting, as requested by the City Clerk Department. (Recommended Motion: The proposed Minutes be approved.)

Item 7.B. Consideration and Action to Approve the Minutes of the April 26, 2024, Day 1 City Council Retreat Special Council Meeting, as requested by the City Clerk Department. (Recommended Motion: The proposed Minutes be approved.)

Item 7.C. Consideration and Action to Approve the Minutes of the April 27, 2024, Day 2 City Council Retreat Special Council Meeting, as requested by the City Clerk Department. (Recommended Motion: The proposed Minutes be approved.)

Item 7.D. Consideration and Action on Approving Bills and Payroll in the Amount of $9,033,353.21, as requested by the Finance Department. (Recommended Motion: The proposed Bills and Payroll be approved.)

Item 7.E. Consideration and Action on Approving Appointments & Reappointments to Boards & Commissions, as requested by the Administration Department. (Recommended Motion: The proposed Appointments & Reappointments be approved.)

Item 7.F. Consideration and Action on A Resolution Authorizing a Purchase Order with Hanson Professional Services, Inc., for Engineering and Design Services, Prior to Receiving an Executed Engineering Services Agreement from the Illinois Department of Transportation (IDOT) for the Hamilton Road Extension Project, in the Amount of $143,790, as requested by the Department of Operations & Engineering Services. (Recommended Motion: The proposed Resolution be approved.)

**RESOLUTION NO. 2024 – 030**

**A RESOLUTION AUTHORIZING A PURCHASE ORDER WITH HANSON PROFESSIONAL SERVICES, INC., FOR ENGINEERING AND DESIGN SERVICES, PRIOR TO RECEIVING AN EXECUTED ENGINEERING SERVICES AGREEMENT FROM THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) FOR THE HAMILTON ROAD EXTENSION PROJECT, IN THE AMOUNT OF $143,790**

Item 7.G. Consideration and Action on A Resolution Waiving the Formal Bidding Requirements and Approving the Purchase of a Reel Grinder from Foley Company, in the Amount $54,954, as requested by the Parks & Recreation Department. (Recommended Motion: The proposed Resolution be approved.)

**RESOLUTION NO. 2024 – 031**

**A RESOLUTION WAIVING THE FORMAL BIDDING REQUIREMENTS AND APPROVING THE PURCHASE OF A REEL GRINDER FROM FOLEY COMPANY, IN THE AMOUNT $54,954**

Item 7.H. Consideration and Action on A Resolution Waiving the Formal Bidding Requirements and Approving an Agreement with Cargill, Inc., for the Purchase of Rock Salt, in the Amount of $93.54 per Ton, as requested by the Public Works Department. (Recommended Motion: The proposed Resolution be approved.)

**RESOLUTION NO. 2024 – 032**

**A RESOLUTION WAIVING THE FORMAL BIDDING REQUIREMENTS AND APPROVING AN AGREEMENT WITH CARGILL, INC., FOR THE PURCHASE OF ROCK SALT, IN THE AMOUNT OF $93.54 PER TON**

Item 7.I. Consideration and Action on (1) An Ordinance Amending the Budget Ordinance for the Fiscal Year ending April 30, 2025, in the Amount of $150,000; and (2) A Resolution Approving the Acceptance of Additional Funds from the Illinois Housing Development Authority's (IHDA) Home Repair and Accessibility Program Round 1, in the Amount of $150,000, as requested by the Economic & Community Development Department. (Recommended Motion: The proposed Ordinance and Resolution be approved.)

**ORDINANCE NO. 2024 – 039**

**AN ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE FISCAL YEAR ENDING APRIL 30, 2025, IN THE AMOUNT OF $150,000**

**RESOLUTION NO. 2024 – 033**

**A RESOLUTION APPROVING THE ACCEPTANCE OF ADDITIONAL FUNDS FROM THE ILLINOIS HOUSING DEVELOPMENT AUTHORITY'S (IHDA) HOME REPAIR AND ACCESSIBILITY PROGRAM ROUND 1, IN THE AMOUNT OF $150,000**

Item 7.J. Consideration and Action on A Resolution Authorizing a Change Order for the Contract with Bailey Edward Design, Inc., for Architectural Services for the Economic & Community Development Remodeling Project, in the Amount Not to Exceed $8,000, as requested by the Department of Operations & Engineering Services. (Recommended Motion: The proposed Resolution be approved.)

**RESOLUTION NO. 2024 – 034**

**A RESOLUTION AUTHORIZING A CHANGE ORDER FOR THE CONTRACT WITH BAILEY EDWARD DESIGN, INC., FOR ARCHITECTURAL SERVICES FOR THE ECONOMIC & COMMUNITY DEVELOPMENT REMODELING PROJECT, IN THE AMOUNT NOT TO EXCEED $8,000**

Item 7.K. Consideration and Action on A Resolution Approving the Content of and Release of Certain Closed Session Meeting Minutes, and Authorizing the Destruction of Audio, as requested by the City Clerk Department. (Recommended Motion: The proposed Resolution be approved.)

**RESOLUTION NO. 2024 – 035**

**A RESOLUTION APPROVING THE CONTENT OF AND RELEASE OF CERTAIN CLOSED SESSION MEETING MINUTES, AND AUTHORIZING THE DESTRUCTION OF AUDIO**

Item 7.L. Consideration and Action on an Application from Times Past 2.0, LLC, d/b/a Times Past Inn, located at 1216 Towanda Ave., Requesting Approval of a Change in Ownership and Creation of a Class RAS (Restaurant, All Types of Alcohol, and Sunday Sales) Liquor License, as requested by the City Clerk Department. (Recommended Motion: The proposed License be approved.)

Item 7.M. Consideration and Action on an Application from MIA Global Ventures, LLC, d/b/a Fusion Crunch, located at 616 N. Main St., Requesting Approval of the Creation of a Class RAS (Restaurant, All Types of Alcohol, and Sunday Sales) liquor license, as requested by the City Clerk Department. (Recommended Motion: The proposed License be approved with the condition that alcohol sales cease at 1 a.m. on Fridays and Saturdays.)

**Mayor Mwilambwe directed the Clerk to call roll:**

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

**Motion carried.**

**Regular Agenda**

*The following Item was presented:*

Item 8.A. Consideration and Action on (1) An Ordinance Amending the Budget Ordinance for the Fiscal Year ending April 30, 2025, in the Amount of $5,425,000 for both the General Fund, to Transfer to the Capital Improvement Fund, and the Capital Improvement Fund where the Purchase will be Executed; and (2) An Ordinance Approving a Real Estate Transaction and Agreement for the Purchase of Owens Nursery for the Relocation of the City's Public Works Campus, in the Amount of $5,425,000, as requested by the Administration Department.

City Manager Jeff Jurgens discussed how the City had spent many years searching for property to accommodate a new campus for the Public Works Department as it had outgrown its current location. He indicated that a study had been completed in 2019 by a third party that evaluated the Department's needs. The company estimated the new campus would need to be at least 20 acres with 60,000-160,000 sqft. of facilities space and would run around a \$68–\$80 million. City Manager Jurgens went on to walk-through details of the Owen's Nursery property purchase and how it met both current and future needs of the Department. He mentioned that even with phasing improvements over the next few budget years, the property would still bring the City substantial cost savings. He reminded Council that in an effort to solve drainage issues the current Public Works campus had been selected as the location for the East Street Basin.

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

Council Member Montney express supported for the purchase, but was also concerned that the City had used a Decatur realtor instead of a local realtor. She shared an email from Former City Manager Tim Gleason describing why a non-Bloomington realtor had been chosen. City Manager Jurgens then discussed future opportunities for choosing local realtors, as well as additional efforts that had gone into the purchase agreement.

**Mayor Mwilambwe directed the Clerk to call roll:**

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

**Motion carried.**

**ORDINANCE NO. 2024 - 040**

**AN ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE FISCAL YEAR ENDING APRIL 30, 2025, IN THE AMOUNT OF \$5,425,000 FOR BOTH THE GENERAL FUND, TO TRANSFER TO THE CAPITAL IMPROVEMENT FUND, AND THE CAPITAL IMPROVEMENT FUND WHERE THE PURCHASE WILL BE EXECUTED**

**ORDINANCE NO. 2024 - 041**

**AN ORDINANCE APPROVING A REAL ESTATE TRANSACTION AND AGREEMENT FOR THE PURCHASE OF OWENS NURSERY FOR THE RELOCATION OF THE CITY'S PUBLIC WORKS CAMPUS, IN THE AMOUNT OF \$5,425,000**

## City Manager's Discussion

City Manager Jurgens provided an update on a coalition of 16 or so organizations that had been working to address homelessness. He then discussed upcoming events, the Lead Line Program, and wrapped up by sharing a new website, www.BuildingBloomington.com.

## Mayor's Discussion

Mayor Mwilambwe thanked City Manager Jurgens for the efforts to aid in the homelessness issue and the upcoming housing symposium. He was excited about all of the recreation and activities happening in the City and thanked staff for their efforts. He reminded the community of the Town of Normal vs. City of Bloomington softball game that would kick-off the Juneteenth celebration on Saturday, June 22, 2024.

**Council Member's Discussion**

Council Member Ward thanked multiple staff from the Police Department for their recent walkthrough event in Ward 7.

**Executive Session**

No Executive Session was held.

**Adjournment**

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

**Mayor Mwilambwe directed the Clerk to call roll:**

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

**Motion carried (viva voce).**

The meeting adjourned at 6:31 P.M.

**CITY OF BLOOMINGTON**

Mboka Mwilambwe

Mboka Mwilambwe, Mayor

**ATTEST**

Amanda Stutsman

Amanda Stutsman, Deputy City Clerk

CITY OF BLOOMINGTON ESTABLISHED 1850