MINUTES
CITY COUNCIL - REGULAR SESSION
MONDAY, MAY 27, 2025 6:00 P.M.

The City Council convened in regular session in the Government Center Boardroom at 6:00 P.M. Mayor Dan Brady 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
Dan Brady	Mayor	Present
Jenna Kearns	Council Member, Ward 1	Present
Michael Mosley	Council Member, Ward 2	Present
Sheila Montney	Council Member, Ward 3	Present
John Danenberger	Council Member, Ward 4	Present
Mike Straza	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
Abby Scott	Council Member, Ward 9	Present

Public Comment

Mayor Brady discussed public comment procedure. No emailed public comment was received. The following spoke in-person: (1) Paul Halverson; (2) Gary Lambert; (3) Nancy Bollenger; (4) Marty Seigel; (5) Michael Irvin; (6) Jackie Beyer; and (7) Dakota Black. Jacqueline Medley registered to speak, but was not present at the meeting.

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 Ward made a motion, seconded by Council Member Straza, to approve the Consent Agenda as presented, with the exception of Item 6.P.

Item 6.A. Consideration and Action on Approving Bills and Payroll in the Amount of $13,829,675.55, as requested by the Finance Department. *(Recommended Motion: The proposed Bills and Payroll be approved.)*

Item 6.B. Consideration and Action on Approving Reappointments to a Commission, as requested by the Administration Department. *(Recommended Motion: The proposed Reappointment be approved.)*

Item 6.C. Consideration and Action on a Resolution Approving an Agreement with Ferguson Enterprises, LLC, for the VPIE Software Solution, in an Amount Not to Exceed $250,000, as requested by the Water Department. *(Recommended Motion: The proposed Resolution be approved.)*

RESOLUTION NO. 2025 – 098

A RESOLUTION APPROVING AN AGREEMENT WITH FERGUSON ENTERPRISES, LLC, FOR THE VPIE SOFTWARE SOLUTION, IN AN AMOUNT NOT TO EXCEED $250,000

Item 6.D. Consideration and Action on a Resolution Approving an Agreement with George Gildner, Inc., for the Fiscal Year 2026 Water Department Utility Maintenance Project (Bid #2025-49), in the Amount of $1,668,160, as requested by the Water Department. *(Recommended Motion: The proposed Resolution be approved.)*

RESOLUTION NO. 2025 – 099

A RESOLUTION APPROVING AN AGREEMENT WITH GEORGE GILDNER, INC., FOR THE FISCAL YEAR 2026 WATER DEPARTMENT UTILITY MAINTENANCE PROJECT (BID #2025-49), IN THE AMOUNT OF $1,668,160

Item 6.E. Consideration and Action on a Resolution Approving an Agreement with George Gildner, Inc., for the Fiscal Year 2026 Street, Alley, and Sidewalk Maintenance (Bid #2025-48), in the Amount of $755,320, as requested by the Engineering Department. *(Recommended Motion: The proposed Resolution be approved.)*

RESOLUTION NO. 2025 – 100

A RESOLUTION APPROVING AN AGREEMENT WITH GEORGE GILDNER, INC., FOR THE FISCAL YEAR 2026 STREET, ALLEY, AND SIDEWALK MAINTENANCE (BID #2025-48), IN THE AMOUNT OF $755,320

Item 6.F. Consideration and Action on a Resolution Approving an Agreement with George Gildner, Inc. for FY 2026 Utility Maintenance (Bid #2025-46), in the Amount of $1,715,865, as requested by the Engineering Department. *(Recommended Motion: The proposed Resolution be approved.)*

RESOLUTION NO. 2025 – 101

A RESOLUTION APPROVING AN AGREEMENT WITH GEORGE GILDNER, INC. FOR FY 2026 UTILITY MAINTENANCE (BID #2025-46),), IN THE AMOUNT OF $1,715,865

Item 6.G. Consideration and Action on a Resolution Approving an Agreement with George Gildner, Inc. for the FY 2026 Sidewalk, Curb, and Gutter Replacement Program (Bid #2025-42), in the Amount of $2,438,559.35, as requested by the Engineering Department. *(Recommended Motion: The proposed Resolution be approved.)*

RESOLUTION NO. 2025 – 102

A RESOLUTION APPROVING AN AGREEMENT WITH GEORGE GILDNER, INC. FOR THE FY 2026 SIDEWALK, CURB, AND GUTTER REPLACEMENT PROGRAM (BID #2025-42), IN THE AMOUNT OF $2,438,559.35

Item 6.H. Consideration and Action on a Resolution Approving an Agreement with Rathje Enterprises, Inc., for the Fiscal Year 2026 Traffic Signal Maintenance Project (Bid #2025-47), in the Amount of $174,065, as requested by the Engineering Department. *(Recommended Motion: The proposed Resolution be approved.)*

RESOLUTION NO. 2025 – 103

A RESOLUTION APPROVING AN AGREEMENT WITH RATHJE ENTERPRISES, INC., FOR THE FISCAL YEAR 2026 TRAFFIC SIGNAL MAINTENANCE PROJECT (BID #2025-47), IN THE AMOUNT OF $174,065

Item 6.I. Consideration and Action on a Resolution Approving an Agreement with Rowe Construction, a Division of United Contractors Midwest, Inc. for the FY 2026 General Resurfacing Program, in the Amount of $3,773,146.22, as requested by the Engineering Department. *(Recommended Motion: The proposed Resolution be approved.)*

RESOLUTION NO. 2025 – 104

A RESOLUTION APPROVING AN AGREEMENT WITH ROWE CONSTRUCTION, A DIVISION OF UNITED CONTRACTORS MIDWEST, INC. FOR THE FY 2026 GENERAL RESURFACING PROGRAM, IN THE AMOUNT OF $3,773,146.22

Item 6.J. Consideration and Action on a Resolution Waiving the Formal Bidding and Project Labor Requirements and Approving a Construction Agreement with Corrective Asphalt Materials, LLC, as a Limited Source, for the Fiscal Year (FY) 2026 Pavement Preservation Reclamite Program, in the Amount of $162,731.25, as requested by the Engineering Department. *(Recommended Motion: The proposed Resolution be approved.)*

RESOLUTION NO. 2025 – 105

A RESOLUTION WAIVING THE FORMAL BIDDING AND PROJECT LABOR REQUIREMENTS AND APPROVING A CONSTRUCTION AGREEMENT WITH CORRECTIVE ASPHALT MATERIALS, LLC, AS A LIMITED SOURCE, FOR THE FISCAL YEAR (FY) 2026 PAVEMENT PRESERVATION RECLAMITE PROGRAM, IN THE AMOUNT OF $162,731.25

Item 6.K. Consideration and Action on a Resolution Waiving the Formal Bidding and Project Labor Requirements and Approving a Construction Agreement with Donelson Construction Company, LLC, for the Fiscal Year 2026 Pavement Preservation High-Pressure Slurry Seal Program, in the Amount of $1,052,576.20, as requested by the Engineering Department. *(Recommended Motion: The proposed Resolution be approved.)*

RESOLUTION NO. 2025 – 106

A RESOLUTION WAIVING THE FORMAL BIDDING AND PROJECT LABOR REQUIREMENTS AND APPROVING A CONSTRUCTION AGREEMENT WITH DONELSON CONSTRUCTION COMPANY, LLC, FOR THE FISCAL YEAR 2026 PAVEMENT PRESERVATION HIGH-PRESSURE SLURRY SEAL PROGRAM, IN THE AMOUNT OF $1,052,576.20

Item 6.L. Consideration and Action on a Resolution Approving Fiscal Year 2026 John M. Scott Health Care Trust Category III Grant Awards and Programmatic Agreements, in the Amount of $25,000, as requested by the Department of Community Impact & Enhancement. *(Recommended Motion: The proposed Resolution be approved.)*

RESOLUTION NO. 2025 – 107

A RESOLUTION APPROVING FISCAL YEAR 2026 JOHN M. SCOTT HEALTH CARE TRUST CATEGORY III GRANT AWARDS AND PROGRAMMATIC AGREEMENTS, IN THE AMOUNT OF $25,000

Item 6.M. Consideration and Action on a Resolution Authorizing the Filing of the 2025 Community Development Block Grant (CDBG) Annual Action Plan Program Application (May 1, 2025 - April 30, 2026) and CDBG 2025-2029 Consolidated Plan (May 1, 2025 – April 30, 2030), as requested by the Department of Community Impact & Enhancement. *(Recommended Motion: The proposed Resolution be approved.)*

RESOLUTION NO. 2025 – 108

A RESOLUTION AUTHORIZING THE FILING OF THE 2025 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ACTION PLAN PROGRAM APPLICATION (MAY 1, 2025 - APRIL 30, 2026) AND CDBG 2025-2029 CONSOLIDATED PLAN (MAY 1, 2025 – APRIL 30, 2030)

Item 6.N. Consideration and Action on a Resolution Approving an Intergovernmental Agreement with Mclean County for Animal Control Warden Services, from April 1, 2025, through December 15, 2027, in the Amount of $87,363 for the Remainder of 2025, $119,979 for 2026, and $123,578 for 2027, as requested by the Legal Department and the Administration Department. *(Recommended Motion: The proposed Resolution be approved.)*

RESOLUTION NO. 2025 – 109

A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH MCLEAN COUNTY FOR ANIMAL CONTROL WARDEN SERVICES, FROM APRIL 1, 2025, THROUGH DECEMBER 15, 2027, IN THE AMOUNT OF $87,363 FOR THE REMAINDER OF 2025, $119,979 FOR 2026, AND $123,578 FOR 2027

Item 6.O. Consideration and Action on a Resolution Approving an Intergovernmental Agreement with Mclean County for Animal Control Shelter Services, from April 1, 2025, through December 15, 2027, in the Amount of $45,000 for the Remainder of 2025, $80,000 for 2026, and $100,000 for 2027, as requested by the Legal Department and the Administration Department. *(Recommended Motion: The proposed Resolution be approved.)*

RESOLUTION NO. 2025 – 110

A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH MCLEAN COUNTY FOR ANIMAL CONTROL SHELTER SERVICES, FROM APRIL 1, 2025, THROUGH DECEMBER 15, 2027, IN THE AMOUNT OF $45,000 FOR THE REMAINDER OF 2025, $80,000 FOR 2026, AND $100,000 FOR 2027

Item 6.P. was removed by the Consent Agenda by Council Member Danenberger.

Item 6.Q. Consideration and Action on an Ordinance Approving an Easement Agreement with Mark J. Tomac (PIN: 21-21-252-016), as requested by the Engineering Department. *(Recommended Motion: The proposed Ordinance be approved.)*

ORDINANCE NO. 2025 – 039

AN ORDINANCE APPROVING AN EASEMENT AGREEMENT WITH MARK J. TOMAC (PIN: 21-21-252-016)

Item 6.R. Consideration and Action on an Ordinance Approving the Expedited Final Plat of the Reeser Subdivision (Part of PIN: 21-28-400-012), as requested by the Development Services Department. *(Recommended Motion: The proposed Ordinance be approved.)*

ORDINANCE NO. 2025 – 040

AN ORDINANCE APPROVING THE EXPEDITED FINAL PLAT OF THE REESER SUBDIVISION (PART OF PIN: 21-28-400-012)

Item 6.S. Consideration and Action on an Ordinance Approving the Third Addition to the Links at Ireland Grove Road Subdivision (PINs: 22-18-203-006, 22-18-203-010, 22-18-203-011, 22-18-203-012, 22-18-203-013, 22-18-203-014), as requested by the Development Services Department. *(Recommended Motion: The proposed Ordinance be approved.)*

ORDINANCE NO. 2025 – 037

AN ORDINANCE APPROVING THE THIRD ADDITION TO THE LINKS AT IRELAND GROVE ROAD SUBDIVISION (PINS: 22-18-203-006, 22-18-203-010, 22-18-203-011, 22-18-203-012, 22-18-203-013, 22-18-203-014)

Mayor Brady directed the Clerk to call roll:

AYES: Kearns, Mosley, Montney, Danenberger, Straza, Hendricks, Ward, Lee, Scott

Motion carried.

Items Removed from Consent Agenda

The following Item was pulled from the Consent Agenda by Council Member Danenberger:

Item 6.P. Consideration and Action on an Ordinance Approving the First Amendment to the Economic Incentive Agreement By and Between the City of Bloomington, Illinois, and Green Top Grocery Cooperative, as requested by the Development Services Department.

Council Members Danenberger and Ward recused themselves due to a conflict of interest. They left the room at 6:25 P.M.

Council Member Montney made a motion, seconded by Council Member Lee, to deny the Item as presented.

Council Member Montney expressed concern about spending $15,000 annually to subsidize Green Top Grocery at a time when the City was struggling with revenue and potentially considering a grocery tax. She questioned supporting a single business over other businesses.

Council Member Hendricks confirmed the City's proposed obligations and stressed that the City would not be writing a check to Green Top, but would instead return 30% of Green Top Grocery's sales tax (around $15,000 per year). He believed losing Green Top's $100,000 in sales tax because of the $15,000 annual rebate made less sense.

Council Member Straza raised concerns about the potential economic loss if Green Top Grocery closed and explored the long-term financial implications of not supporting the business.

Council Member Montney highlighted the number of businesses that had closed Downtown and questioned why Green Top Grocery should receive financial support when other small business owners didn't have similar opportunities.

Council Member Hendricks stated that he did not support pitting small business against one another, and supported increasing opportunities for grant dollars to assist small businesses.

Mayor Brady directed the Clerk to call roll:

AYES: Mosley, Montney, Lee

NAYES: Kearns, Straza, Hendricks, Scott

ABSTAIN: Danenberger, Ward

Motion failed.

Council Member Hendricks made a motion, seconded by Council Member Kearns, to approve the Item as presented.

Mayor Brady directed the Clerk to call roll:

AYES: Kearns, Straza, Hendricks, Scott

NAYES: Mosley, Montney, Lee

ABSTAIN: Danenberger, Ward

Motion ~~passed~~ failed.

Following the Regular Agenda being presented, Mayor Brady and Corporation Counsel Chris Spanos discussed parliamentary procedure regarding the required number of votes needed to approve the Item. Mr. Spanos determined that five votes were required despite the number of abstained Council Members. Given that determination, the Item that had originally been announced as "passed" instead "failed."

Council Members Danenberger and Ward returned to the room at 6:38 P.M.

Regular Agenda

The following Item was presented:

Item 7.A. Consideration and Action on a Resolution Adopting the MMH Scan™ Analysis + Definition of Barriers to Missing Middle Housing, and the Findings and Recommendations of Such, as Presented by Opticos Design, Inc., as requested by the Development Services Department.

City Manager Jeff Jurgens introduced the Item and noted Council's direction to staff to prioritize housing to address development.

Alissa Pemberton, Planning Manager, explained that the proposed Resolution directed staff to determine how to implement the Opticos report, and did not automatically change zoning codes. She emphasized that all text amendments would require public hearings, Planning Commission review, and City Council approval. She discussed how the report provided recommendations and ideas to identify problems, and that additional research and evaluation would be necessary before any changes were implemented.

Council Member Montney and Mrs. Pemberton discussed public hearing and outreach efforts. Council Member Montney expressed concern with voting on a Resolution that had significant implications to the community, and expressed being surprised by the depth of the proposed zoning changes she believed deviated from the City's housing priorities.

City Manager Jurgens explained that the City was actively working on all housing priorities and would roll them out as they were prepared.

Mrs. Pemberton and Sr. Deputy City Manager Tyus stressed that there were many steps after the approval of the proposed Resolution, including additional opportunities for public input and outreach to stakeholders.

Mayor Brady asked Council to hold additional questions until after the Opticos representative presented their recommendations.

Jennifer Settle, Opticos Design Representative, presented the Bloomington Middle Housing Study, discussing the purpose of offering residents housing options, addressing areas that were ready for development, and identifying barriers.

Council Member Montney shared that she believed the topic was too important to rush and wanted additional time to review and consider the report.

Council Member Montney made a motion, seconded by Council Member Danenberger, to postpone the Item indefinitely.

Council Member Danenberger echoed Council Member Montney's point, noting the report's complexity and the need for more time to discuss issues.

Council Member Ward called Point of Order. She stated that since Council was out of time, no additional discussion could be had.

Council Member Kearns supported the Point of Order.

The discussion ended and the vote was called.

Mayor Brady directed the Clerk to call roll:

AYES: Mosley, Montney, Danenberger, Straza, Lee

NAYES: Kearns, Hendricks, Ward, Scott

Motion carried.

The following Item was presented:

Item 8.B. Consideration and Action on an Ordinance Providing for the Issuance of Not to Exceed $36,000,000 General Obligation Bonds, Series 2025, for the Purpose of Financing Improvements to the Waterworks System in the City and Providing for the Levy and Collection of a Direct Annual Tax Sufficient for the Payment of the Principal of and Interest on the Bonds, as requested by the Finance Department and the Water Department.

City Manager Jurgens introduced the Item and noting it had nothing to do with dredging.

Ed Andrews, Water Director, presented the Water Infrastructure Plan, highlighting $125 million for water main replacement, $100 million for lead service replacement, and system-wide improvements. The plan included retiring old transmission mains from 1929 and the 1950s, decommissioning storage tanks from 1906, and upgrading the water plant's electrical system. He added that the Prairie Vista Golf Course water tower project neared under budget completion.

Scott Rathbun, Finance Director, shared that staff had created a 20-year financial model based on rate increases and revenue projections, and recommended combining two years of borrowing into one bond issuance to reduce legal costs. He noted the funding would cover needs for two fiscal years and provide flexibility for early FY 2027 project costs.

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

Mayor Brady directed the Clerk to call roll:

AYES: Kearns, Mosley, Montney, Danenberger, Straza, Hendricks, Ward, Lee, Scott

Motion carried.

ORDINANCE NO. 2025 - 041

AN ORDINANCE PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED $36,000,000 GENERAL OBLIGATION BONDS, SERIES 2025, FOR THE PURPOSE OF FINANCING IMPROVEMENTS TO THE WATERWORKS SYSTEM IN THE CITY AND PROVIDING FOR THE LEVY AND COLLECTION OF A DIRECT ANNUAL TAX SUFFICIENT FOR THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON THE BONDS

Mayor Brady confirmed with Director Andrews that the Item was not associated to dredging and with Director Rathbun that the water bill increases were an investment in infrastructure improvements.

Finance Director's Report

Director Rathbun presented the year-end financial report noting that final adjustments would be made as sales tax and payroll were accrued. He highlighted a positive swing of nearly $500,000, primarily due to changes in home-rule and state sales tax collections related to online retail. The report showed projected reserves increasing slightly to $39.4 million.

City Manager's Discussion

City Manager Jurgens thanked staff for their hard work on the Opticos report, the bonds, and reiterated that the water bond was unrelated to dredging. He updated Council on the opening of the O'Neil and Holiday pools, golf course attendance, and recognized the Police Department for being named Business Partner of the Year by the Bloomington Area Career Center.

Mayor's Discussion

Mayor Brady thanked veterans for their service, as well as the organizers of the Memorial Day Parade, and ended by acknowledging other community events held throughout the City.

Council Members' Discussion

Council Member Ward shared her experience representing the City at a memorial for bicyclists killed in traffic accidents, emphasizing the importance of Council decisions in making the community safer for pedestrians and bicyclists.

Executive Session

Council Member Ward made a motion, seconded by Council Member Hendricks, to enter into Executive Session per Section 2(c)(2) OF 5 ILCS 120 to discuss collective bargaining.

Mayor Brady directed the Clerk to call roll:

AYES: Kearns, Mosley, Montney, Danenberger, Straza, Hendricks, Ward, Lee, Scott

Motion carried.

Council entered into Executive Session at 8:17 P.M.

Adjournment

Council returned to Open Session at 8:37 P.M.

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

Mayor Brady directed the Clerk to call roll:

AYES: Kearns, Mosley, Montney, Danenberger, Straza, Hendricks, Ward, Lee, Scott

Motion carried.

The meeting adjourned at 8:38 P.M.

CITY OF BLOOMINGTON **ATTEST**

Dan Brady

Dan Brady, Mayor

Amanda Stutsman

Amanda Stutsman, Deputy City Clerk

CITY OF BLOOMINGTON ESTABLISHED 1850