CITY OF Bloomington ILLINOIS

MINUTES
REGULAR SESSION CITY COUNCIL MEETING
MONDAY, MAY 23, 2022, 6:00 P.M.

The City Council convened in regular session in the Government Center Chambers at 6:00 p.m., Monday, May 23, 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	Absent	
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	Absent	
Tom Crumpler	Council Member, Ward 9	Present	

Public Comment

Mayor Mwilambwe read a statement of procedure for public comment. Joey McAdams emailed public comment prior to the meeting. Surena Fish and Vicki Schulz spoke in-person.

Recognition/Appointments

No Recognitions or Appointments were presented.

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

Item 7.A. Consideration and action to approve the Minutes of the April 25, 2022, 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 Bills and Payroll in the amount of $14,424,127.38, as requested by the Finance Department. *(Recommended Motion: The proposed Bills and Payroll be approved.)*

Item 7.C. Consideration and action to approve Appointments and Reappointments to Boards & Commissions, as requested by the Administration Department. *(Recommended Motion: The proposed Appointments and Reappointments be approved.)*

Item 7.D. Consideration and action to approve the Purchase of a Komatsu WA200-8 Wheel Loader from Roland Machinery, in the amount of $210,950, using the Sourcewell Contract (#032119-KOM, exp. 5/13/2023), as requested by the Public Works Department. *(Recommended Motion: The proposed Purchase be approved.)*

Item 7.E. Consideration and action to approve the Purchase of a Komatsu WA200-8 Wheel Loader from Roland Machinery, in the amount of $198,850, using the Sourcewell Contract (#032119-KOM, exp. 5/13/2023), as requested by the Public Works Department. *(Recommended Motion: The proposed Purchase be approved.)*

Item 7.F. Consideration and action to approve the Purchase of a Bobcat T76 T4 Compact Track Loader from Bobcat of Bloomington, in the amount of $82,685.58, using the Sourcewell Contract (#040319-CEC, exp. 5/21/2023), as requested by the Public Works Department. *(Recommended Motion: The proposed Purchase be approved.)*

Item 7.G. Consideration and action to approve the Purchase of a 2022 Ford F-350 with Dump Body from Morrow Brothers Ford, in the amount of $54,660, using the State of Illinois Contract (#21-416CMS-BOSS4-P-29479, exp. 11/5/2026), as requested by the Public Works Department and the Parks and Recreation Department. *(Recommended Motion: The proposed Purchase be approved.)*

Item 7.H. Consideration and action to approve Updates to the John M. Scott Health Care Commission's By-Laws, as requested by the Economic & Community Development Department. *(Recommended Motion: The proposed By-Law updates be approved.)*

Item 7.I. Consideration and action on an Ordinance Approving the Purchase of Administrative Services and Stop Loss Insurance from Blue Cross Blue Shield for the City's Self-Funded Health Insurance Plans and Authorizing the Payment of Claims and Approving the Purchase of Life Insurance through Standard Life, as requested by the Human Resources Department. *(Recommended Motion: The proposed Ordinance be approved.)*

Item 7.J. Consideration and action on an Ordinance Approving an Amended Preliminary Plan for Cedar Ridge Subdivision for Property Located South of Woodrig Road Between S. Main Street and Breezewood Boulevard, Consisting of 10 Acres More or Less, as requested by the Economic & Community Development Department. *(Recommended Motion: The proposed Ordinance be approved.)*

Item 7.K. Consideration and action on an Ordinance Approving a Zoning Map Amendment from C-1 (Office) District and R3-B (Multi-Family Residence) District to B-2 (Local Commercial) District, for the Property Located at 602 S. Gridley Street, as requested by the Economic & Community Development Department. *(Recommended Motion: The proposed Ordinance be approved.)*

Item 7.L. Consideration and action on an Ordinance Approving a Site Plan and Special Use for a Mini Warehouse and Vehicle Rental Service in the B-1 (General Commercial) District with a Variance, for Property Located at 1225 Holiday Drive, as requested by the Economic & Community Development Department. *(Recommended Motion: The proposed Ordinance be approved.)*

Item 7.M. Consideration and action on an Ordinance Approving a Zoning Map Amendment from B-1 (General Commercial) District to R3-B (Multi-Family Residence) District, for the Property Located at 705 E. Washington Street, as requested by the Economic

& Community Development Department. *(Recommended Motion: The proposed Ordinance be approved.)*

Item 7.N. Consideration and action on An Ordinance Denying a Petition for a Zoning Map Amendment from M-1 (Restricted Manufacturing) District, to M-2 (General Manufacturing) District, for the Property Located at 1101 E. Bell Street, as requested by the Economic & Community Development Department. *(Recommended Motion: The proposed Ordinance be approved.)*

Item 7.O. Consideration and action to approve a Lake Bloomington Lot Transfer and Petition for Lot 20 in Peoria Point from Lake Bloomington K-20, LLC, to BJ Armstrong, Inc., as requested by the Public Works Department. *(Recommended Motion: The proposed Lot Transfer and Petition be approved.)*

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

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

Motion carried.

Regular Agenda

The following item was presented:

Item 8.A. Consideration and action on an Ordinance Approving a Development Agreement By and Between the City of Bloomington, Illinois and Forgetful Friends, LLC (110 E. Jefferson Street), as requested by the Economic & Community Development Department.

Deputy City Manager Tyus addressed Council. He noted the project benefited Downtown in that, if approved, a building that had been vacant for 14 years would be occupied, as well as the project would continue to make Downtown a destination.

Melissa Hon, Economic & Community Development Department Director, addressed Council and expressed excitement in the developmental agreement. She stated that it would further development in Downtown with the redevelopment of a vacant building at 110 E. Jefferson with an expected $1.5 million investment in the property. The redevelopment would consist of three retail spaces, with the primary retail space, including the basement with elevator access, to be leased to Red Raccoon Games. She reported that the incentives would consist as followed: (1) 50% of Red Racoon's municipal sales tax; (2) 100% of the municipal sales tax of the remaining two retail spaces in the event that those retailers were new to Bloomington; (3) 100% of the City's portion of the real estate taxes generated by the property; (4) the municipal sales tax and real estate taxes would be paid to the developer until $196,900 was met or March 31, 2029, whichever was first; (5) 12 parking passes for the Market Street parking garage; and (6) a RUST façade grant in the amount of $25,000.

Mrs. Hon reported that the incentive package was approximately 17% of the total project costs. She noted that the development aligned with both the City's Strategic Goals to grow and retail local businesses and the Comprehensive Plan Goals to strengthen business recruitment and business activity in Downtown.

Council Member Boelen asked if the Ordinance guaranteed the RUST Grant. Mrs. Hon explained that it did not, and that the developer would have to apply and meet the qualifications for approval.

Council Member Montney asked if any previous development incentives for existing businesses had received similar incentives. Mrs. Hon noted a few development agreements for businesses that had relocated within the City and highlighted an expansion of an automotive retailer whose sales tax incentives were paid off a few years before anticipated. She explained the current developmental agreement was not dissimilar to prior agreements.

Council Member Ward and Mrs. Hon discussed how the incentive for the two retail spaces would only be awarded if businesses from outside of Bloomington were attracted.

Council Member Boelen expressed concern with the incentive for the two retail spaces. She noted that Green Top Grocery had received a graduated municipal sales tax rate and asked if the developer would consider that instead. Mrs. Hon stated she could not speak for the developer and pointed out that the developer would be responsible for the recruitment. She clarified that the $196,900 could be comprised of any combination of the retail sales tax from the three businesses and property taxes.

Council Member Emig 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: Boelen, Montney, Emig, Becker, Urban, Ward, Crumpler

Motion carried.

The following item was presented:

<u>Item 8.B. Consideration and action on an Ordinance Approving a Second Amendment to the Memorandum of Understanding II between the City of Bloomington and Illinois Wesleyan University to Support the Marketing and Redevelopment of the Properties in the 800 Block of North Main Street and Terminating the Listing Agreement with Coldwell Banker Commercial Devonshire Realty, as requested by the Economic & Community Development Department.</u>

Deputy City Manager Tyus addressed Council and provided a brief history of the Memorandum of Understanding (MOU) that began in 2018. He stated that staff wished to utilize internal staff to recruit and develop the property.

Melissa Hon, Economic & Community Development Department Director, addressed Council. She explained that the Item was in reference to the property located at 800 N. Main St. and that approval of the Ordinance would terminate the listing agreement with Coldwell Banker Commercial Devonshire Realty. It would also extend the MOU with Illinois Wesleyan University ("IWU") through May 2023 and the City would take on the role of marketing the project-to-project developers, identify redevelopment opportunities that benefit both the City and IWU, and seek out private development proposals.

Council Member Boelen commented to the original MOU's conditions and restrictions on the type of development. Mrs. Hon explained that the City had provided a marketing package to Coldwell Banker that laid out preferred types of developments, but that the City considered all proposals.

Mayor Mwilambwe and Mrs. Hon discussed staff marketing plans.

Council Member Urban 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: Boelen, Montney, Emig, Becker, Urban, Ward, Crumpler

Motion carried.

The following item was presented:

Item 8.C. Consideration and action to approve the Local 362 Parking Enforcement Contract, as requested by the Human Resources Department and the Facilities Department.

Deputy City Manager Tyus addressed Council and explained that if approved, the City's Parking Enforcement Local 362 Union would be ratified. He explained that the contract had been tentatively signed on May 10, 2022, subject to Council's approval. He explained the three-year agreement would include a percent increase in pay for each of the three years, an increase for crew leaders, an increase in clothing allowance, and the ability to adjust schedules as needed.

Council Member Ward made a motion, seconded by Council Member Boelen, that the proposed Agreement be approved.

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

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

Motion carried.

Finance Director's Report

Chris Tomerlin, Budget Manager, presented the Fiscal Year ("FY") 2022 financial summary through April 20, 2022. He noted the presentation would be the first of three presentations on FY22. He went on to discuss major tax revenues and highlighted year-to-date variances, as well as the variance causes. He then discussed FY22 general fund revenues and expenditures, highlighted key factors, changes in reporting, and summarized FY22 enterprise funds.

City Manager's Discussion

Deputy City Manager Tyus discussed upcoming Downtown events and provided an update on redistricting. He explained the public’s deadline for submitting maps would be pushed to later in June to allow additional input time and stated that staff would also provide maps to Council.

Mayor's Discussion

Mayor Mwilambwe reminded the public of the upcoming Bloomington Public Library groundbreaking on June 2, 2022.

Council Member's Discussion

Council Member Crumpler discussed a recent tour he took of the Carle Mobile Health Unit at Woodhill Towers.

Council Member Boelen reminded the community that May was Mental Health Awareness month and discussed an open house she had recently attended at the McLean County Community Health Center.

Council Member Emig echoed comments on both Council Members Crumpler and Boelen's tours. She expressed that both were beneficial resources to the community. She requested an update from the McLean County Coordinating Council in regard to the recently approved plan and the use of City dedicated funds. She reminded the community to vote.

Council Member Boelen responded to Council Member Emig that she was unsure if the recently approved plan was available online, but that she would provide an update soon.

Executive Session

No Executive Session was had.

Adjournment

Council Member Montney made a motion, seconded by Council Member Becker, that the meeting be adjourned.

Motion carried (viva voce).

The meeting adjourned at 6:40 p.m.

CITY OF BLOOMINGTON — Mboka Mwilambwe

Mboka Mwilambwe, Mayor

ATTEST — Amanda Stutsman

Amanda Stutsman, Deputy City Clerk