CITY OF Bloomington ILLINOIS

# MINUTES
# CITY COUNCIL - REGULAR SESSION
# MONDAY, MAY 13, 2024, 6:00 P.M.

The City Council convened in regular session in the Government Center Boardroom at 6:00 P.M. Mayor Pro Tem Donna Boelen 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 | Absent |
| Jenna Kearns | Council Member, Ward 1 | Present |
| Donna Boelen | Mayor Pro Tem | 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 | Absent |
| Mollie Ward | Council Member, Ward 7 | Present |
| Kent Lee | Council Member, Ward 8 | Present |
| Tom Crumpler | Council Member, Ward 9 | Present |

**Recognition/Appointments**

Item 5.A. Proclamation for National Historic Preservation Month, as requested by the Administration Department.

Mayor Pro Tem Boelen presented the Proclamation. Paul Scharnett, Historic Preservation Commission Vice Chairperson, accepted it and addressed Council. He spoke to the Commission's dedication to preserving the community.

Item 5.B. Proclamation for Emergency Medical Services (EMS) Week, as requested by the Administration Department.

Mayor Pro Tem Boelen presented the Proclamation. Fire Chief Cory Matheny accepted the Proclamation along with multiple Emergency Management Service staff.

Item 5.C. Proclamation for the 55th Annual Municipal Clerk's Week, as requested by the Administration Department.

Mayor Pro Tem Boelen presented the Proclamation. Leslie Yocum, City Clerk, and Amanda Stutsman, Deputy City Clerk accepted the Proclamation. Mrs. Yocum thanked Council for the Proclamation and then recognized Mrs. Stutsman for her recent certification accomplishments through the Municipal Clerks of Illinois and the International Institute of Municipal Clerks.

Item 5.D. Recognition of Board & Commission Appointments and Reappointments, as requested by the Administration Department.

Mayor Pro Tem Boelen recognized the appointments of Sharon Zeck to the Library Board of Trustees, and Diana Lewis to the Bloomington Housing Authority.

**Public Comment**

Mayor Mwilambwe read a public comment statement of procedure. No emailed public comment was received. Karen Kinsella 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.*

Leslie Yocum, City Clerk, noted that attachments for Item 7.M. were updated after the packet had been published, and pointed out that they contained no material changes.

**Council Member Crumpler made a motion, seconded by Council Member Danenberger, to approve the Consent Agenda as presented.**

Item 7.A. Consideration and Action to Approve the Minutes of the April 8, 2023, Regular City Council Meeting, as requested by the City Clerk Department. (Recommended Motion: The proposed Minutes be approved.)

Item 7.B. Consideration and Action on Approving Bills and Payroll in the Amount of $13,037,405.97, as requested by the Finance Department. (Recommended Motion: The proposed Bills and Payroll be approved.)

Item 7.C. 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.D. Consideration and Action to Approve the Purchase of Neptune Water Meters, Related Accessories, Software Licensing, and Maintenance for Meter Reading Equipment from Ferguson Enterprises, as a Limited Source, for the Fiscal Year 2025 Water Meter Installation Program, in the Amount Not to Exceed $1,500,000, as requested by the Water Department. (Recommended Motion: The proposed Purchase be approved.)

Item 7.E. Consideration and Action to Reject the Bid for the New Lake Bloomington Maintenance Facility (Bid #2024-43), as requested by the Water Department. *(Recommended Motion: The proposed Bid Rejection be approved.)*

Item 7.F. Consideration and Action to Approve Funding for Fiscal Year 2025 Stabilization Installation Work through the McLean County Soil and Water Conservation District (MCSWCD), in the Amount of $319,900, utilizing the Watershed Conservation Intergovernmental Agreement, as requested by the Water Department. (Recommended Motion: The proposed Agreement be approved.)

Item 7.G. Consideration and Action to Approve an Agreement with Ferguson Enterprises, LLC, as a Limited Source, for the VPIE Software Solution, in an Amount Not to Exceed $300,000, as requested by the Water Department. (Recommended Motion: The proposed Agreement be approved.

Item 7.H. Consideration and Action to Approve an Agreement with Bodine Electric of Decatur for the Fiscal Year (FY) 2025 Traffic Signal Maintenance Project (Bid #2024-45), in the Amount of $172,375, as requested by the Department of Operations & Engineering Services. (Recommended Motion: The proposed Agreement be approved.)

Item 7.I. Consideration and Action to Approve an Agreement with George Gildner, Inc., for the Fiscal Year (FY) 2025 Utility Maintenance Project (Bid #2024-44), in the Amount of 2,685,200, as requested by the Department of Operations & Engineering Services and the Water Department. (Recommended Motion: The proposed Agreement be approved.)

Item 7.J. Consideration and Action to Approve an Agreement with George Gildner, Inc., for the Fiscal Year (FY) 2025 Street, Alley, and Sidewalk Maintenance Project (Bid #2024- 46), in the Amount of $863,570, as requested by the Department of Operations & Engineering Services. (Recommended Motion: The proposed Agreement be approved.)

Item 7.K. Consideration and Action to Approve an Amendment to the Contract with Tyler Technologies to Add Resident Access and Tyler Payments to Various MUNIS Modules of the City's Enterprise Resource Planning (ERP) System, as requested by the Finance Department and the Information Technology Department. (Recommended Motion: The proposed Contract Amendment be approved.)

Item 7.L. Consideration and Action to Approve 1) an Intergovernmental Agreement with Illinois Department of Transportation (IDOT); and 2) a State Motor Fuel Tax (MFT) Funding Resolution for Illinois Route 9 (Empire Street) and Towanda Barnes Road County Highway 29) Traffic Signal Improvements, in the Amount of $59,298, as requested by the Department of Operations & Engineering Services. (Recommended Motion: The proposed Agreement and MFT Resolution be approved.)

Item 7.M. Consideration and Action to Approve (1) a Supplemental Resolution for Improvement Under the Illinois Highway Code for the Proposed Hamilton Road At-Grade Crossing Near Commerce Parkway; and (2) a Supplemental Agreement for Preliminary Engineering Services with Norfolk Southern Railway Company (NSR), for the Proposed Hamilton Road At-Grade Crossing Near Commerce Parkway, in the Amount of $30,000, as requested by the Department of Operations & Engineering Services. (Recommended Motion: The proposed Supplemental Resolution and Supplemental Agreement be approved.)

Item 7.N. Consideration and Action on (1) A Supplemental Resolution for Improvement Under the Illinois Highway Code for the Phase II Design of Hamilton Road, from Bunn Street to Morrissey Drive; and (2) A Supplemental Engineering Services Agreement for State Motor Fuel Tax Funds for the Phase II Design of Hamilton Road, from Bunn Street to Morrissey Drive, in the Amount of $143,790, as requested by the Department of Operations & Engineering Services. (Recommended Motion: The proposed Supplemental Resolution and Supplemental Agreement be approved.)

Item 7.O. Consideration and Action on (1) An Ordinance Authorizing the Execution of a Jurisdictional Transfer Agreement Between the City of Bloomington and Bloomington Township; and (2) An Intergovernmental Agreement with Bloomington Township for the Transfer of Jurisdiction of a Portion of Bunn Street to the Municipal System, as requested by the Department of Operations & Engineering Services. (Recommended Motion: The proposed Ordinance and Intergovernmental Agreement be approved.)

**ORDINANCE NO. 2024 - 033**

**AN ORDINANCE AUTHORIZING THE EXECUTION OF A JURISDICTIONAL TRANSFER AGREEMENT BETWEEN THE CITY OF BLOOMINGTON AND BLOOMINGTON TOWNSHIP**

Item 7.P. Consideration and Action on An Ordinance to Set a Date for, and to Approve a Public Notice of a Public Hearing on the Tax Increment Financing (TIF) Redevelopment Plan for the Downtown TIF Redevelopment Project Area, as requested by the Economic & Community Development Department. (Recommended Motion: The proposed Ordinance be approved.)

**ORDINANCE NO. 2024 - 034**

**AN ORDINANCE TO SET A DATE FOR, AND TO APPROVE A PUBLIC NOTICE OF A PUBLIC HEARING ON THE TAX INCREMENT FINANCING (TIF) REDEVELOPMENT PLAN FOR THE DOWNTOWN TIF REDEVELOPMENT PROJECT AREA**

Item 7.Q. Consideration and Action to (1) Amend the Effective Dates of the HomeServe USA Corp. Water Line and Sewer Lateral Protection and ServLine Leak Protection Programs, (2) Approve a Revised ServLine Insurance Renewal Application, and (3) Approve an Ordinance Amending the City of Bloomington Leak Adjustment Policy, as requested by the Finance Department and the Water Department. (Recommended Motion: The proposed Amendments, Renewal Application, and Ordinance be approved.)

**ORDINANCE NO. 2024 - 035**

**AN ORDINANCE AMENDING THE CITY OF BLOOMINGTON LEAK ADJUSTMENT POLICY**

Item 7.R. Consideration and Action on an Ordinance Amending the Budget Ordinance for the Fiscal Year (FY) Ending April 30, 2025, to Utilize Fund Balance and Increase the General Fund Budget by $517,500, and Approving a $517,500 Contingency to Purchase Twelve (12) Vehicles that were Ordered with FY24 Budgeted Funds what were Cancelled, as requested by the Legal Department. (Recommended Motion: The proposed Ordinance and Contingency be approved.)

**ORDINANCE NO. 2024 - 036**

**ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE FISCAL YEAR (FY) ENDING APRIL 30, 2025, TO UTILIZE FUND BALANCE AND INCREASE THE GENERAL FUND BUDGET BY $517,500, AND APPROVING A $517,500 CONTINGENCY TO PURCHASE TWELVE (12) VEHICLES THAT WERE ORDERED WITH FY24 BUDGETED FUNDS WHAT WERE CANCELLED**

Item 7.S. Consideration and Action on an Application from Empire Buds, LLC, d/b/a Crafted Commons, located at 1101 Airport Rd., Requesting Approval of a Change in Ownership for their Class RAS (Restaurant, All Types of Alcohol, and Sunday Sales) Liquor License, as requested by the City Clerk Department. (Recommended Motion: The proposed Change in Ownership be approved.)

Item 7.T. Consideration and Action on an Application from Chi Family Express, LLC, located at 3907 General Electric Rd., Unit 6, Requesting Approval of the Creation of a Class RBS (Restaurant, Beer & Wine Only, and Sunday Sales) Liquor License, as requested by the City Clerk Department. (Recommended Motion: The proposed License be approved.)

Item 7.U. Consideration and Action on an Application from Rusk Hospitality Group, LLC, d/b/a Bonchon Bloomington, located at 1413 Leslie Dr., Unit 2, Requesting Approval of the Creation of a Class RAPS (Restaurant, All Types of Alcohol, Package and Sunday Sales) Liquor License, as requested by the City Clerk Department. (Recommended Motion: The proposed License be approved.)

Item 7.V. Consideration and Action on an Application from Le Marchand De Vin, LLC, located at 1704 Eastland Dr., Ste. 8, Requesting Approval for the Creation of a Class PAS

(Package, All Types of Alcohol, and Sunday Sales) Liquor License, as requested by the City Clerk Department. (Recommended Motion: The proposed License be approved.)

**Mayor Pro Tem Boelen directed the Clerk to call roll:**

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

**Motion carried.**

**Regular Agenda**

*The following Item was presented:*

Item 8.A. Presentation of the McLean County Regional Planning Commission Regional Housing Recovery Plan, as requested by the Administration Department.

City Manager, Jeff Jurgens, introduced the Item and noted it would be the start of an ongoing discussion of housing needs.

Ray Lai, McLean County Regional Planning Commission ("MCRPC")Executive Director, presented the Regional Housing Recovery Plan ("Plan"), recently adopted by the MCRPC. He discussed the stages completed throughout the seven-month process to develop the Plan. He listed key findings of the Plan, as well as various housing statistics explaining how each affected the housing market. He noted an increase in homelessness due to the current housing market.

Mark Adams, MCRPC Community Planner, discussed each of the Plan's Strategic Recommendations in detail, as well as ideas on how to accomplish them.

Mr. Lai concluded the presentation with sharing next steps to implement the Plan.

Council Member Montney and Mr. Adams discussed the term 'precariously housed' as used for individuals who do not meet the State of Illinois Housing and Urban Development's definition of 'homeless.'

Council Member Ward and Mr. Lai discussed grants being pursued, as well as potential incentives or programs offered for housing down payment assistance. They then discussed land value taxation with land trusts.

Council Member Crumpler was interested in additional information on the low-income housing tax credit program. Mr. Lai provided further information.

Mayor Pro Tem Boelen and Mr. Lai discussed grant programming.

**Council Member Crumpler made a motion, seconded by Council Member Montney, to extend Council Discussion by five minutes.**

**Mayor Pro Tem Boelen directed the Clerk to call roll:**

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

**Motion carried.**

Council Member Montney and Mr. Lai discussed statistics of workers that travel into the area to work and how some choose the commute. Mr. Adams, too, joined the discussion.

Council Member Kearns and Mr. Jurgens discussed expectations for future presentations to Council on housing.

*The following Item was presented:*

Item 9.B. Presentation on the Status of and Next Steps for the Downtown Streetscape Project, as requested by the Administration Department.

Billy Tyus, Deputy City Manager, discussed steps taken to continue the Downtown Streetscape Project including data gathering, a topographic survey, funding searches, and grant applications. He announced that a Community Outreach Plan was anticipated in the summer of 2024 with the first project going out to bid in December of 2024. He reminded the public that each project was required to go before Council. He then provided an update on the proposed Downtown Tax Increment Financing ("TIF") District.

Council Member Crumpler and Deputy City Manager Tyus discussed how Thornrun Partners, the City's lobbyist firm, would aid in identifying federal grant funding.

Council Member Kearns asked for additional detail on TIFs , as well as Council's role in them. Deputy City Manager Tyus responded accordingly.

Mayor Pro Tem Boelen, Council Member Kearns, and Deputy City Manager Tyus discussed the possibility for affordable housing developments in Downtown along with potential TIFs.

**City Manager's Discussion**

City Manager Jurgens discussed a meeting the City had participated in with 16 other organizations and municipalities focused on tackling increased homelessness. He also updated Council on the Bloomington Library's remodel, a road project on Towanda Ave., and bulk waste pick-up.

**Mayor's Discussion**

Mayor Pro Tem Boelen had no comments.

**Council Member's Discussion**

No Council Member comments were given.

**Executive Session**

No Executive Session was held.

**Adjournment**

**Council Member Ward made a motion, seconded by Council Member Becker, to adjourn the meeting.**

**Mayor Pro Tem Boelen directed the Clerk to call roll:**

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

**Motion carried (viva voce).**

The meeting adjourned at 7:27 P.M.

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| **CITY OF BLOOMINGTON** | **ATTEST** |
| Mboka Mwilambwe | Amanda Stutsman |
| Mboka Mwilambwe, Mayor | Amanda Stutsman, Deputy City Clerk |

CITY OF BLOOMINGTON ESTABLISHED 1850