SUMMARY MINUTES
PUBLISHED BY THE AUTHORITY OF THE CITY COUNCIL
OF BLOOMINGTON, ILLINOIS
MONDAY, MAY 9, 2016; 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, May 9, 2016. 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: Kevin Lower, David Sage, Diana Hauman, Joni Painter, Amelia Buragas, Mboka Mwilambwe, Jim Fruin, Karen Schmidt (via telephonically attending), Scott Black and Mayor Tari Renner.

Staff Present: David Hales, City Manager, Steve Rasmussen, Assistant City Manager, Jeffrey Jurgens, Corporation Counsel, Cherry Lawson, City Clerk and other City staff were also present.

Motion by Alderman Hauman, seconded by Alderman Black, to allow Alderman Schmidt to participate telephonically.

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

Ayes: Aldermen Lower, Mwilambwe, Buragas, Fruin, Sage, Painter, Black and Hauman.

Nays: None.

Motion carried (viva voce).

5. Recognition / Appointments

The following were presented:

A. Appointment of Justin Boyd to the Planning Commission.
B. Proclamation declaring May 9, 2016 as, "Father Ric Schneider Day".
C. Proclamation declaring May 8-14, 2016 as, "National Nursing Home Week".
D. Proclamation declaring May 8-14, 2016 as, "Economic Development Week".
E. Proclamation declaring May 15-21, 2016 as, "Emergency Medical Services Week".
F. Proclamation declaring May 15-21, 2016 as, "Public Works Week".

6. Public Comment

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

Judy Stearns
Alton Franklin

7. Consent Agenda

The following was presented:

Mayor Renner asked Council whether there were any items to be removed from the Consent Agenda for further discussion.

Alderman Fruin requested Item No. 7C be pulled from the Consent Agenda.

David Hales, City Manager, requested Item No. 7F be pulled from the Consent Agenda.

Alderman Lower requested Item No. 7G be pulled from the Consent Agenda.

Motion by Alderman Painter, seconded by Alderman Hauman, that the Consent Agenda be approved with exception of Items 7C, 7F and 7G.

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

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

Nays: None.

Motion carried.

The following was presented:

Item 7A: Consideration of approving the Minutes of the April 25, 2016 Regular City Council Meeting.

The following was presented:

Item 7B. Consideration of approving Bills, Payroll and Electronic Transfers in the amount of $5,336,598.15.

The following was presented:

Item 7C. Consideration of approving Appointments to the Planning Commission. ***Pulled from the Consent Agenda.***

The following was presented:

Item 7D. Consideration of approving payment for software maintenance and support agreement to Tyler Technologies for various MUNIS Modules and Enterprise Resource Planning (ERP) system.

The following was presented:

Item 7E. Consideration of approving an Ordinance extending the City's Regulation of Transportation Network Companies and Their Drivers an additional six months.

ORDINANCE NO. 2016 – 37
AN ORDINANCE AMENDING BLOOMINGTON
CITY CODE CHAPTER 40, ARTICLE XII PERTAINING TO
TRANSPORTATION NETWORK COMPANIES

The following was presented:

Item 7F. Consideration of adoption of an ordinance denying the petition submitted by Interchange City West, L.L.C, to rezone 21.18 acres of the Interchange City West Subdivision located north of Valley View Drive and west of Wylie Drive from B-1, Highway Business District to M-1 Restricted Manufacturing District. ***Pulled from the Consent Agenda.***

ORDINANCE NO. 2016 – 38
AN ORDINANCE DENYING THE ZONING MAP AMMENDMENT FOR INTERCHANGE
CITY WEST SUBDIVISION FROM B-1 HIGHWAY BUSINESS DISTRICT TO M-1
RESTRICTED MANUFACTURING DISTRICT

The following was presented:

Item 7G. Consideration of adoption of an ordinance approving a petition, submitted by Interchange City West L.L.C, for the reinstatement and revision of the Third Amended Preliminary Plan for the Interchange City West Subdivision and Approving a Fourth Amended Preliminary Plan for said subdivision located north of Valley View Drive and west of Wylie Drive. ***Pulled from the Consent Agenda.***

ORDINANCE NO. 2016 – 39

AN ORDINANCE APPROVING THE REINSTATMENT AND REVISION OF THE THIRD AMENDED PRELIMINARY PLAN FOR INTERCHANGE CITY WEST SUBDIVISION AND APPROVING A FOURTH AMENDED PRELIMINARY PLAN FOR SAID SUBDIVISION

The following was presented:

Item 7H. Consideration of approving an Ordinance approving a Petition from Interchange City West, L.L.C., for a Final Plat for Interchange City West Subdivision 15th Addition located North of Valley View Drive and west of Wylie Drive.

ORDINANCE NO. 2016 – 40
AN ORDINANCE APPROVING THE FINAL PLAT OF INTERCHANGE CITY WEST, 15TH ADDITION

The following was presented:

Item 7I. Consideration of approving an Ordinance approving a Petition from Greyhound Properties, LLC, for an Expedited Final Plat for Morrissey Crossing Subdivision located South of Veterans Parkway and West of Morrissey Drive.

ORDINANCE NO. 2016 – 41
AN ORDINANCE APPROVING THE FINAL PLAT OF MORRISSEY CROSSING SUBDIVISION

The following was presented:

Item 7J. Consideration of approving an Ordinance Suspending Portions of Section 701 of Chapter 31 and Section 26(d) of Chapter 6 of the City Code for a Wedding Reception at Davis Lodge on June 10, 2016.

ORDINANCE NO. 2016 – 42
AN ORDINANCE SUSPENDING PORTIONS OF SECTION 701 OF CHAPTER 31 AND SECTION 26(d) OF CHAPTER 6 OF THE CITY CODE FOR A WEDDING RECEPTION AT DAVIS LODGE ON JUNE 10, 2016

The following was presented:

Item 7C. Consideration of approving Appointments to the Planning Commission.

Alderman Fruin stated the Planning Commission appointment process focused on geographic representation. He believed same was outdated and required changes. Removal of quadrant qualifications and focus on regional planning was desired.

Alderman Sage requested more discussion on this topic. He was opposed to changing the process.

Motion by Alderman Fruin, seconded by Alderman Hauman, that Council approve the Appointment of Justin Boyd to the Planning Commission.

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

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

Nays: None.

Motion carried.

The following was presented:

Item 7F. Consideration of adoption of an ordinance denying the petition submitted by Interchange City West, L.L.C, to rezone 21.18 acres of the Interchange City West Subdivision located north of Valley View Drive and west of Wylie Drive from B-1, Highway Business District to M-1 Restricted Manufacturing District.

ORDINANCE NO. 2016 – 38
AN ORDINANCE DENYING THE ZONING MAP AMMENDMENT FOR INTERCHANGE CITY WEST SUBDIVISION FROM B-1 HIGHWAY BUSINESS DISTRICT TO M-1 RESTRICTED MANUFACTURING DISTRICT

Elizabeth Megli, Esq. of Livingston, Barger, Brandt & Schroeder, LLP, Attorney for the Petitioner, stated the Petitioner requested a unified zoning for the Interchange City West Subdivision, Lot 6. It was currently dual-zoned as B-1, Highway Business District and M-1, Restricted Manufacturing District. An M-1 zone was requested. Tom Dabareiner, Community Development Director, noted his support of the request.

Mayor Renner questioned presenting this item to a future Council meeting for discussion or amending same. Mr. Dabareiner requested Council amend the request.

Alderman Lower questioned amending the legal description. Jeff Jurgens, Corporate Counsel, stated the ordinance and attachments would be included with the approved amendments.

Alderman Sage questioned the effect on zoning for the area. Mr. Dabareiner stated the change would allow for a consistent description for the lot. Alderman Sage questioned the ordinance recommending denial of zoning changes. Mr. Dabareiner stated the ordinance would have two (2) parts: 1.) denial of the initial rezoning request and 2.) an amendment to rezone Lot 6 to M-1. Mr. Jurgens stated the motion would be to deny the petition to rezone 21.18 acres and allow the Lot 6 rezoning to M-1.

Alderman Sage believed the ordinance should have been presented at a future Council meeting with all documented clarifications. Mr. Jurgens stated the Council could choose same if preferred.

Motion by Alderman Black, seconded by Alderman Hauman, that an ordinance denying the petition to rezone 21.18 acres of the Interchange City West Subdivision located north of Valley View Drive and west of Wylie Drive from B-1, Highway Business District to M-1 Restricted Manufacturing District be approved and the ordinance amended to reflect that Lot 6 be rezoned to M-1 Restricted Manufacturing District 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 Mwilambwe, Fruin, Buragas, Hauman, Painter, Black and Schmidt.

Nays: Aldermen Sage and Lower.

Motion carried.

The following was presented:

Item 7G. Consideration of adoption of an ordinance approving a petition, submitted by Interchange City West L.L.C, for the reinstatement and revision of the Third Amended Preliminary Plan for the Interchange City West Subdivision and Approving a Fourth Amended Preliminary Plan for said subdivision located north of Valley View Drive and west of Wylie Drive.

ORDINANCE NO. 2016 – 39
AN ORDINANCE APPROVING THE REINSTATMENT AND REVISION OF THE THIRD AMENDED PRELIMINARY PLAN FOR INTERCHANGE CITY WEST SUBDIVISION AND APPROVING A FOURTH AMENDED PRELIMINARY PLAN FOR SAID SUBDIVISION

Alderman Lower questioned appropriate access for emergency vehicles in the cul-de-sac, available parking and the Town of Normal's (Town's) jurisdiction over Enterprise Dr. Tom Dabareiner, Community Development Director, stated the Town was consulted on the project for Enterprise Dr. The cul-de-sac was designed to enable large vehicles to turn around. There were no site plans for parking.

Motion by Alderman Black, seconded by Alderman Lower, that an ordinance be adopted for the reinstatement and revision of the Third Amended Preliminary Plan for the Interchange City West Subdivision and approving a Fourth Amended Preliminary Plan for said subdivision, and that 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, Lower, Mwilambwe, Fruin, Buragas, Hauman, Painter, Black and Schmidt.

Nays: None.

Motion carried.

8. Regular Agenda:

The following was presented:

Item 8A. Consideration of approval of a Memorandum of Understanding (MOU) supporting a partnership with The Boys and Girls Club of Bloomington-Normal, Western-Avenue Community Center, Lawrence Irvin Neighborhood Center, the City of Bloomington, and the Town of Normal.

David Hales, City Manager, provided a brief overview. He stated the proposal was to authorize the Youth Intervention Specialist's (YIS) $25,000 budgeted amount to be contributed to The Boys and Girls Club of Bloomington-Normal. Michael Donnelly, YIS, would be employed full-time by same.

Brendan Heffner, Police Chief, introduced Michael Donnelly, YIS. Mr. Donnelly provided a brief presentation. One program objective was to build upon the partnerships with The Boys and Girls Club of Bloomington-Normal, Western-Avenue Community Center, Lawrence Irvin Neighborhood Center (LINC), the City, and the Town of Normal (Town). Same would promote teamwork to address the problems facing the community with regards to juvenile delinquency and associated issues. The goal was met and had evolved into the proposed formal partnership. Each entity noted had agreed to contribute funds and/or resources to provide full-time services. Same would begin with a Teen Club initiative servicing youth aged eleven through eighteen (11-18). The program's outreach would expand and exceed the services provided by the Police Department.

The YIS worked limited evening hours. The proposal would expand the number of hours adding flexibility and direct connection to other valuable resources. This would eliminate the YIS program. Same would become the Program Services and Community Partnerships Director, housed at the LINC. The City would have shared director oversight, provide youth referrals to the Teen Club program and have representation on the Teen Club Advisory Council.

Alderman Lower questioned other funding sources. He believed the McLean County (County) Mental Health fund should support same. Chief Heffner stated Mr. Donnelly referred

families to programs which assisted with issues such as Mental Health. Mr. Donnelly noted that conversations were ongoing with County officials to discuss such issues.

Motion by Alderman Black, seconded by Alderman Painter, that Council approve the Memorandum of Understanding, and authorize the City Manager and City Clerk to execute the MOU.

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

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

Nays: None.

Motion carried.

The following was presented:

Item 8B. Consideration of an Ordinance to authorize a Tax Increment Financing Feasibility Study and Redevelopment Plan for the proposed Downtown – Southwest TIF District.

ORDINANCE NO. 2016 – 43
AN ORDINANCE OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS PROVIDING FOR A FEASIBILITY STUDY AND PLAN WITH RESPECT TO THE DESIGNATION OF A CERTAIN AREA AS A TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA
(Downtown – Southwest)

Austin Grammer, Economic Development Coordinator, introduced this item. On March 14, 2016, the Council adopted Resolution 2016-09 in support of a proposed redevelopment project from Bloomington Downtown Redevelopment Partners, LLC (BDRP). The Resolution allowed for staff to initiate the preparation of a Tax Increment Finance (TIF) District Eligibility Report and Redevelopment Plan for the Front 'N Center & Elks Lodge blocks. Same would redevelop multiple properties into a hotel, conference center, and restaurant cluster.

Peckham Guyton Albers & Viets (PGAV), TIF and Economic Development consultants, was selected. PGAV was determined to be the consultant best able to assist the City. The high level of detail and research that PGAV employed in the Eligibility Study and Redevelopment Plan for the Empire Street Corridor TIF District was considered.

The Illinois TIF Act required adopting an ordinance authorizing the Feasibility Study before moving forward with same. The ordinance authorized PGAV to commence a Feasibility Study and draft a Redevelopment Plan for the proposed Downtown – Southwest TIF District. Same would not bind the Council to move forward with creating a TIF District.

Alderman Lower questioned market demand for a hotel. Mr. Grammer stated that Council was not bound to enter into an agreement with developers for proposals such as a hotel. The TIF District could entice potential private developers to make investments in the vacant, dilapidated buildings within this area and with potential City assistance.

Motion by Alderman Black, seconded by Alderman Buragas, that the Ordinance to authorize a Tax Increment Financing Feasibility Study and Redevelopment Plan 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, Fruin, Buragas, Hauman, Painter, Black, and Schmidt.

Nays: Alderman Lower.

Motion carried.

The following was presented:

Item 8C. Consideration of Adopting an Ordinance Approving the First Amendment to the Contract between the City of Bloomington and David A. Hales and Setting the Salary of the City Manager.

ORDINANCE 2016 – 44
AN ORDINANCE APPROVING THE FIRST AMENDMENT TO THE CONTRACT BETWEEN THE CITY OF BLOOMINGTON AND DAVID A. HALES AND ESTABLISHING THE SALARY FOR THE CITY MANAGER AND MAKING RETROACTIVE SALARY ADJUSTMENTS

Mayor Renner introduced this item. On December 8, 2008, Council approved the initial employment agreement with David A. Hales, City Manager. The original contract had an expiration date of April 30, 2009. On May 11, 2009, the City entered into a second contract with Mr. Hales, which was set to expire on April 30, 2013. A new contract was approved on April 22, 2013, which was set to expire on January 11, 2017.

An amendment to the April 22, 2013 contract would extend the term of employment eighteen (18) months, through July 11, 2018. The amendment removed the language on advance determinations of further extensions and increased the salary by 2.3% based on the City's performance review standards.

Alderman Buragas believed the City Manager review and contract renewal process required updating. The City Manager was the highest paid City employee. Input from residents and community stake holders should be part of this process.

Alderman Lower believed the review was professional, thorough and due diligence was completed. He questioned the calculation of the salary increase percentage based on merit for the performance evaluation. Jeff Jurgens, Corporate Council, noted the Hay Job Evaluation System was used to calculate the potential salary increase percentage based on performance standards. He stated Council was not bound by this system.

Alderman Lower was concerned that the salary increase did not reflect the economy of the City. He questioned the need for the ordinance.

Alderman Sage thanked Mr. Hales for his work as City Manager. He believed the review process was professional and practical. He believed the Contract extension was appropriate.

Motion by Alderman Hauman, seconded by Alderman Mwilambwe, that the Ordinance approving the First Amendment to the Contract between the City of Bloomington and David A. Hales and Setting the Salary for the City Manager and Providing for Retroactive Payment be approved and the City Mayor and City Clerk be authorized to execute the Ordinance and First Amendment.

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

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

Nays: Alderman Lower.

Motion carried.

City Manager's Discussion

David Hales, City Manager, stated Curtis Webb was appointed as the Executive Director to the US Cellular Coliseum (USCC) by VenuWorks.

Mayor Discussion

Mayor Renner had no report.

City Alderman's Discussion

Alderman Fruin questioned the sales tax sharing agreement. Mayor Renner stated support for same had been shown and more information would be shared in the future. Alderman Fruin questioned staff analysis. Mayor Renner stated same had not been done.

Alderman Black believed a resolution to look at the shared sales tax was needed before staff hours were utilized. Mayor Renner stated this would be placed on the agenda for an

upcoming Council meeting. Alderman Black noted Pepperidge 5th Graders came to City Hall for a mock meeting.

Alderman Lower thanked Boy Scout Troop 20 for attending the Council meeting.

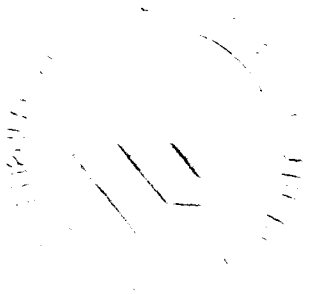
Adjournment

Motion made by Alderman Mwilambwe, seconded by Alderman Sage, to adjourn the meeting at 8:20 p.m.

Motion carried (viva voce).

CITY OF BLOOMINGTON

Tari Renner, Mayor

ATTEST

Cherry L. Lawson, City Clerk