MINUTES
REGULAR SESSION CITY COUNCIL MEETING
MONDAY, APRIL 25, 2022, 6:00 P.M.

The City Council convened in regular session in the Government Center Chambers at 6:00 p.m., Monday, April 25, 2022. The meeting was called to order by Mayor Mboka Mwilambwe.

Roll Call

Attendee Name	Title	Status	Arrived
Mboka Mwilambwe	Mayor	Present	
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	Remote	6:03 PM
Tom Crumpler	Council Member, Ward 9	Present	

Leslie Yocum, City Clerk, stated that Council Member Crabill had requested to attend the meeting remotely by phone as he was out of town on business.

Council Member Ward made a motion, seconded by Council Member Boelen, to allow Council Member Crabill to attend the meeting remotely.

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

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

Motion carried.

Council Member Crabill joined the meeting at 6:03 p.m.

Public Comment

Mayor Mwilambwe read a statement of procedure for public comment. Mrs. Yocum stated that Shannon Ramirez and Denise Balagna had emailed public comment prior to the meeting. The following provided in-person public comment: (1) August Nord; (2) Scott Stimeling; (3) Patrick Hoban; and (4) Vicki Schultz. Linda Brittin had registered to speak, but declined at the meeting.

Recognition/Appointments

A. Proclamation recognizing Arbor Day

Mayor Mwilambwe presented the Proclamation for Arbor Day. Eric Veal, Director of Parks, Recreation, and Cultural Arts, along with David Lamb, City Arborist, accepted the Proclamation. Mr. Lamb recognized the community and City Administration for their continued support and invited them to attend a tree planting ceremony on April 29, 2022, at

Trinity Lutheran School.

B. Recognition of a Boards & Commissions Appointment

Mrs. Yocum recognized the appointment of Gina Lavazza to the Citizens' Beautification Committee.

C. Recognition of and Presentation by the McLean County 2021-22 4H Robotics - PowerSurge Blast Team, who won the Champions Award in a State Competition

The McLean County 2021-2022 4H Robotics PowerSurge-Blast Team #591 members addressed Council. The following team members were present: Sandilya Bhagavatula, Saaketh Bhojanam, Vikhyath Chatrathi, Viswambari Devari, Ayanna Gupta, Dhruv Ravinuthala, Grant Reeser, Greyson Thome, Devanand Chatrathi (Coach), Janet Short (Coach), and Will Short (Coach). The team provided a short, energetic presentation on their project that won them the Champions Award in a recent State competition. They discussed their research and potential solutions for truck driver shortages in the transportation industry and explained how robotics could assist in the supply chain.

Council Member Emig and the Team discussed what surprised them the most about the project.

Council Member Boelen expressed appreciation for their collaboration.

Council Member Urban thanked them and suggested working for a government when they grow up.

A short video was played of the Team's performance at the robotics competition.

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 Boelen, 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 March 28, 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 $6,391,871.86, 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 1) the Purchase of two (2) 14-Passenger Buses from Midwest Transit Equipment (Bid #2022-35), in the amount of $202,540, and 2) the Authorization to trade-in the replaced unit, as requested by the Public Works Department and the Parks and Recreation Department. *(Recommended Motion: The proposed Purchase and Trade-in be approved.)*

Item 7.E. 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 FY23 Water Meter Installation Program, in the amount not to exceed $1,000,000, 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 Variable Frequency Drive, from Graybar, in the amount of $72,989.52, using the Omnia Partners joint purchasing cooperative contract #EV2370, exp. 1/31/2023, 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-450 with Service Body, from Morrow Brothers Ford, in the amount of $82,393, using the State of Illinois Contract (#21-416CMS-BOSS4-P-29479, exp. 11/5/2026), as requested by the Public Works Department. *(Recommended Motion: The proposed Purchase be approved.)*

Item 7.H. Consideration and action to approve the Purchase of a 2022 Ford F-350 with Service Body, from Morrow Brothers Ford, in the amount of $56,875, using the State of Illinois Contract (# 21-416CMS-BOSS4-P-29479, exp. 11/5/2026), as requested by the Public Works Department. *(Recommended Motion: The proposed Purchase be approved.)*

Item 7.I. Consideration and action to approve a Contract with Brenntag Mid-South, Inc., as a limited source, for the Purchase of Cationic and Anionic Polymers, in the amount of $82,700, as requested by the Public Works Department. *(Recommended Motion: The proposed Contract be approved.)*

Item 7.J. Consideration and action to approve a Contract with Shannon Chemical Corporation for Sodium Hexametaphosphate (Bid #2022-24), in the amount of $4,334 per ton delivered, as requested by the Public Works Department. *(Recommended Motion: The proposed Contract be approved.)*

Item 7.K. Consideration and action to approve a Contract with Kemira Water Solutions, Inc., for Ferric Sulphate (Bid #2022-24), in the amount of $292 per ton, as requested by the Public Works Department. *(Recommended Motion: The proposed Contract be approved.)*

Item 7.L. Consideration and action to approve a Contract with Linde, Inc., for Carbon Dioxide (Bid #2022-24), in the amount of $250 per ton, as requested by the Public Works Department. *(Recommended Motion: The proposed Contract be approved.)*

Item 7.M. Consideration and action to approve a Third Amendment to the Contract with Henson Disposal Inc. for bulk waste disposal for FY 2023, from May 1, 2022, to April 30, 2023, as a limited source, in the amount of $56.00 per ton, as requested by the Public Works Department. *(Recommended Motion: The Third Amendment to the Contract be approved.)*

Item 7.N. Consideration and action to approve a one (1) year Contract with PMA Management Corp., with an additional two (2) one-year options to renew for Third - Party Claims Administration Services for Workers Compensation, Property, Auto, Liability and Professional (RFP #2022-21), as requested by the Human Resources Department. *(Recommended Motion: The proposed Contract be approved.)*

Item 7.O. Consideration and action to approve the Proposal of Insurance and Client Services Agreement with J. Gallagher, in the amount of $1,269,982 for service from May 1, 2022, through April 30, 2023, as requested by the Human Resources Department. *(Recommended Motion: The proposed Agreement and Proposal of Insurance be approved.)*

Item 7.P. Consideration and action to approve 1) Removal of the City of Bloomington from the Intergovernmental Personnel Benefit Cooperative (IPBC) risk pooling arrangement which utilizes Blue Cross Blue Shield as the claim administrator and network provider, as of July 1, 2022, and 2) Approval of an insurance broker agreement with Holmes Murphy, as requested by the Human Resources Department. *(Recommended Motion: The proposed change to the City's self-funded health insurance (effective July 1, 2022) and broker arrangement be approved.)*

Item 7.Q. Consideration and action on a Resolution Authorizing a Change Order for $30,000 to the Contract Between the City of Bloomington and Bradford Systems Corporation (RFP #2020-38) for the Purpose of Digitizing Records Citywide, as requested by the City Clerk Department. *(Recommended Motion: The proposed Resolution be approved.)*

Item 7.R. Consideration and action to approve 1) the Third Amendment to the Contract between the City of Bloomington and Alexander Chemical Corporation, for Liquid Chlorine (Bid #2021-21), in the amount of $1,525 per ton, from May 1, 2022, to April 30, 2023, and 2) an Ordinance Authorizing the Mayor and City Manager to Approve Contract Amendments for Liquid Chlorine through April 30, 2023, as requested by the Public Works Department. *(Recommended Motion: The proposed Contract Amendment and Ordinance be approved.)*

Item 7.S. Consideration and action 1) on an Ordinance Amending the Budget Ordinance for the Fiscal Year ending April 30, 2022, to utilize fund balance and increase the General Fund budget by $901,100, and 2) to approve the Purchase of one 2023 E-One All Aluminum 1500 gpm Rescue Pumper/Fire Engine at the cost of $901,100 from Banner Fire Equipment, through the Houston-Galveston Area Council (H-GAC) joint purchasing group, Contract number FS12-19, exp. 5/31/2022, as requested by the Fire Department. *(Recommended Motion: The proposed Ordinance and Purchase be approved.)*

Item 7.T. Consideration and action on an Ordinance Approving a Site Plan for a Building Material and Supplies Business in the B-1 (General Commercial) District, for Property Located at 2402 1/2 East Empire Street, as requested by the Economic & Community Development Department. *(Recommended Motion: The proposed Ordinance be approved.)*

Item 7.U. Consideration and action on an Ordinance Approving a Site Plan and Variances for a Restaurant in the B-1 (General Commercial) District, for Property Located at 604 IAA Drive, as requested by the Economic & Community Development Department. *(Recommended Motion: The proposed Ordinance be approved.)*

Item 7.V. Consideration and action on an Ordinance Approving a Site Plan and Special Use for a Hotel in the B-1 (General Commercial) District, for Property Generally Located at 1032 Wylie Drive, as requested by the Economic & Community Development Department. *(Recommended Motion: The proposed Ordinance be approved.)*

Item 7.W. Consideration and action on an Ordinance Authorizing a Construction Contract Between the City of Bloomington and Mid Illinois Mechanical for the Division Street Fire Tube Boiler (Bid #2022-27), in the amount of $56,235, as requested by the Public Works Department. *(Recommended Motion: The proposed Ordinance be approved.)*

Item 7.X. Consideration and action on Ordinance Amending Bloomington City Code Chapter 2, Sections 35 and 39 Adding Options for the Reporting Structure of Department

Heads, as requested by the Legal Department and the Administration Department. *(Recommended Motion: The proposed Ordinance be approved.)*

Item 7.Y. Consideration and action on an Ordinance Authorizing a Construction Agreement Between the City of Bloomington and Gildner Inc. for the FY 2023 Sidewalk and Curb Ramp Replacement Program (Bid #2022-28), in the Amount of $1,070,371.28, as requested by the Public Works Department. *(Recommended Motion: 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, Crabill, Crumpler

Motion carried.

Public Hearing

A. Public Hearing on a Proposed Annexation Agreement with QuikTrip Corporation for Land Located West of I-55 and South of West Market Street, in McLean County, Illinois, consisting of 80 Acres More or Less, as requested by the Economic & Community Development Department.

i. Call to Order

Mayor Mwilambwe opened the Public Hearing at 6:40 p.m.

ii. Staff Introduction

Kimberly Smith, Assistant Economic & Community Development Director, stated that the proposed agreement up for discussion, if approved, would annex approximately 80 acres into the City. She stated that the 15 acres closest to West Market St. would be zoned B-1 Business District and the remaining 65 acres would remain as agriculture with no immediate plan to develop. She stated that the B-1 zoning would allow for a fueling center and convenience store to be built and noted various improvements included within the development. She stated that the development aligned with the City's Comprehensive Plan and reported that the Planning Commission had recently voted 6:1 to approve the development. She ended by discussing next steps.

iii. Project Overview - QuikTrip

John Pratt, QuikTrip's local legal representative, provided a project update. He discussed the steps QuikTrip had taken to date and noted that QuikTrip had purchased the land without development contingencies with the intent to annex the entire property into the City at one time. He reiterated Mrs. Smith's comments that the majority of the land would remain as agriculture. Mr. Pratt discussed street, sidewalk, and sewer infrastructure installations included in the development that would be added at QuikTrip's expense. He believed the additions would benefit the development and surrounding neighborhoods.

Gwen King, QuikTrip Project Manager, after being sworn in by the City Clerk, provided a quick overview of QuikTrip's business history and thoughts behind the proposed buildings design. She described QuikTrip's culture and brand as one of excellence and reported that QuikTrip ranked #1 out of 45 nationwide chain retailers for cleanliness, friendliness, great service, merchandise selection, merchandise price, and atmosphere. She stated that QuikTrip was privately owned by family and employees, with no franchises. Mrs. King stated that freshly-made foods would be available along with extensive fresh beverage options. She discussed the multi-million-dollar security system that would be installed and stressed the pride that QuikTrip holds in its brand. She discussed average salaries, hourly wages and benefits, and listed a variety of community impacts QuikTrip travel centers have over truck stops. Mrs. King highlighted QuikTrip's guarantee for quality in all aspects of their business. She provided images of the site plan and development renderings. She commented to concerns of long-term parking that had been received at the Planning Commission meeting and stated that QuikTrip's enforcement plan was to not allow long-term parking at all. She stated that another concern raised had been bright lights shining into neighboring residences and pointed out that a line of trees including many more than requested had been added to address the issue.

iv. Public Input

Mayor Mwilambwe opened the Public Hearing for public input.

Shannon Ramirez, a resident who lives near the proposed development, after being sworn in by the City Clerk, addressed Council. She stated that she had requested 10 trees be installed on the site to shield neighboring homes from lights. She was happy to hear Quiktrip had listened. She stressed that the Westside of Bloomington did not need another fuel station or convenience store. She stated that there were already six fueling stations, three that accommodate semis and allow overnights. She stressed the Westside's need for more homes and for filling jobs already available in the City. She further expressed concern of children being raised near truck stops.

John Lehman, a resident who lives near the proposed development, after being sworn in by the City Clerk, addressed Council. He stated that his issue was with the litter and trash that would result from the truck stop. He expressed multiple concerns in addition to litter, noise, vehicle lights, rain runoff, and the effect on the wildlife.

Denise Balagna, a resident who lives near the proposed development, after being sworn in by the City Clerk, addressed Council. She expressed concerns with overnight parking. She discussed conversations she had with employees of the nearby Pilot Travel Center and Travel Center of America on parking enforcement and the overflow of overnight trucks on side streets.

v. Close Public Hearing

Council Member Montney asked how many locations QuikTrip owns. Mrs. King responded that QuikTrip operates around 900 locations with 10 more remote locations being considered similar to the proposed development. Council Member Montney asked the number of locations that had video gambling. Mrs. King stated that none of the locations had video gambling. Council Member Montney addressed that QuikTrip had previously sought assurances from Council that QuikTrip would receive a video gaming license if the project was developed, which she had voted against. She believed video gaming to be inconsistent with QuikTrip's culture and discussed her research on the effects of video gaming and the trucking industry. She spoke of a 2021 homicide related to video gaming in the City of Bloomington.

Mrs. King stated that she, too, initially had concerns with what video gaming would mean for QuikTrip's culture, but that QuikTrip planned to test video gaming in Illinois to see how it appealed to those not interested in bar or casino settings. Mrs. King also believed that in order to be competitive in Illinois, video gaming would likely be needed.

Council Member Montney compared Mrs. King's testimony from the Planning Commission to her testimony at Council noting that Mrs. King had initially distanced QuikTrip from truck stops. She asked Mrs. King if her perspective had changed. Mrs. King responded that QuikTrip would be considered a truck stop as defined by the City's Code, but that QuikTrips are travel centers because they do not offer the typical amenities that overnight truckers expect at truck stops. She stated that QuikTrip's position on video gaming is that it's a form of entertainment.

Council Member Montney and Mrs. King then discussed remote locations in Louisiana and their current application status for video gaming. Mrs. King stressed that QuikTrip intended to make a long-term multi-million-dollar investment in Bloomington and that the decision was based on years of analysis, a year working with City staff, and on current and future growth they see for Bloomington. Council Member Montney asked if QuikTrip would continue their development if a video gaming was not awarded. Mrs. King stated she could not say for sure, but that it would impact figures in their analysis.

Council Member Emig asked if other remote locations had concerns similar to those provided by the public and if QuikTrip had been able to mitigate those concerns. Mrs. King responded that one location in the St. Louis area was comparable on overnight parking. She talked about how she had worked with the community to determine the source of a noise issue and remedy it. She reminded Council that with Bloomington's proposed site, QuikTrip would continue to farm the remaining 65 acres until development was later planned. She noted that QuikTrip would entertain proposals to develop housing on that land as well. She pointed out that while requests for trees had been to add 10 evergreen trees, QuikTrip had decided to add 25 to further improve help shield the neighborhood from light and add to the aesthetics. She mentioned a fence was also being added to keep trash from blowing into the neighborhood.

Council Member Emig asked if City staff could speak to the projected costs to maintain the development infrastructure. Mrs. Smith stated that preliminary data showed less than $23,000 annually. Mrs. King stated that maintenance costs were hard to predict, but that QuikTrip planning to install $1.6 to $2.7 million in City infrastructure.

Council Member Ward asked the expected revenues from fuel and food and beverage taxes. Mrs. King stated that, on average, QuikTrip locations contributed over $1 million annually in state and local taxes.

Council Member Crabill and Mrs. Smith discussed procedures for additional development on the acres dedicated to agriculture. Council Member Crabill asked if the proposed infrastructure would aid in residential development. Mrs. King responded that, if the area were developed into residential housing, the developer would need to continue infrastructure through Wylie Dr. and JC Parkway to the development.

Mayor Mwilambwe closed the Public Hearing at 7:34 p.m.

Regular Agenda

The following item was presented:

Item 9.A. Consideration and action on a Resolution Approving an Annexation Agreement with QuikTrip Corporation for Land Located West of I-55 and South of West Market Street, in McLean County, Illinois, consisting of 80 Acres More or Less, as requested by the Economic & Community Development Department.

City Manager, Tim Gleason, explained that Items 9.A. through 9.D. all pertained to QuikTrip. He stated that while City staff recommended the support and approval of the four items, he commended the neighborhood for their advocacy. He thanked staff, the Planning Commission, and Council for their detailed work on the project. He thanked QuikTrip for their additional accommodations made in light of public input.

Mrs. Smith explained that, with the Public Hearing closed, no additional evidence would be taken.

Jeff Jurgens, Corporation Counsel, stated that staff recommended that the motion be approved as amended, which would add *"as defined in Chapter 7 Article 13 of the City Code including as either a regular truck stop or a large truck stop"* to Section 9 of the Agreement.

Council Member Montney and Mr. Jurgens discussed procedure.

Council Member Crumpler made a motion, seconded by Council Member Urban, that the proposed Resolution be approved as amended.

Council Member Emig stated that while she saw many positives in the development and hoped it would bring residential development, she would not support the current motion due to the public concerns expressed.

Council Member Montney agreed that there were many positives, but expressed additional concerns with the analysis used to evaluate business development opportunities. She believed City staff needed to implement standard expectations and analysis when the City was agreeing to take on responsibilities relating to infrastructure. She expressed concern with comments made by the Planning Commission's Chairperson.

Council Member Boelen agreed with Council Member Montney's comments about more detailed cost benefit analysis. She noted that green infrastructure would be implemented and maintained by the developer. She supported the Item.

Council Member Urban expressed support of the Item and Council having an additional conversation about video gaming waitlisted establishments. City Manager Gleason stated that, if Council desired, video gaming could be an item on May's Committee of the Whole.

Council Member Crumpler expressed support of the Item to grow the motor fuel tax fund for road maintenance. He highlighted infrastructure to be paid for by QuikTrip.

Council Member Ward supported the Item, recognizing the neighborhood's concerns, as well as her own concern with video gaming. She stated that she supported the Item because it funded road infrastructure and because video gaming revenue could be used in creative ways to help the community. She then called the question and Mayor Mwilambwe recognized her call of the question.

Council Member Montney asked for additional information on the condition that video gaming revenue could be used in creative ways. City Manager Gleason stated that no agreement had been finalized, but that video gaming revenue would be part of a conversation on revenue streams to be discussed at the Council Retreat in late summer.

Mrs. Yocum confirmed the motion with Council Member Crumpler and Urban.

Mr. Jurgens informed Mayor Mwilambwe of procedure to approve an annexation and reminded him that, he too, would need to vote.

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

AYES: Boelen, Montney, Becker, Urban, Ward, Crabill, Crumpler, Mwilambwe

NAYS: Emig

Motion carried.

The following item was presented:

Item 9.B. Consideration and action on 1) an Ordinance Approving the Annexation of Land Located West of I-55 and South of West Market Street, in McLean County, Illinois, Consisting of 80 Acres More or Less (a/k/a QuikTrip-Thompson Addition) to the City of Bloomington, McLean County, Illinois and 2) an Ordinance Providing for a Zoning Map Amendment for Annexed Property to B-1 (General Commercial) District and A (Agricultural) District Zoning, as requested by the Economic & Community Development Department.

Mrs. Smith explained the Annexation would bring the property into the City.

Council Member Emig made a motion, seconded by Council Member Becker, that the proposed Ordinances be approved.

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

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

Motion carried.

The following item was presented:

Item 9.C. Consideration and action on an Ordinance Approving a Preliminary Plan for Property Located West of I-55 and South of West Market Street, in McLean County, Illinois, consisting of 80 Acres More or Less (a/k/a QuikTrip-Thompson Addition) to the City of Bloomington, McLean County, Illinois, as requested by the Economic & Community Development Department. *(Recommended Motion: The proposed Ordinance be approved.)*

Mrs. Smith explained that the preliminary plan showed the intent of the development.

Council Member Boelen made a motion, seconded by Council Member Urban, that the proposed Ordinance be approved.

Council Member Boelen asked for additional information on road structures. Mrs. Smith responded that roads would be determined based on the development, and that the final plat would come before Council for final approval.

Mrs. King stated that QuikTrip would only develop roads that connect.

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

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

Motion carried.

The following item was presented:

Item 9.D. Consideration and action on an Ordinance Approving a Site Plan for a Vehicle Fueling Station in the B-1 (General Commercial) District, for Property Located West of I-55 and South of West Market Street, in McLean County, Illinois, consisting of 80 Acres More or Less (a/k/a QuikTrip-Thompson Addition) to the City of Bloomington, McLean County, Illinois, as requested by the Economic & Community Development Department. *(Recommended Motion: The proposed Ordinance be approved.)*

Mrs. Smith explained that the Legislative Site Plan must be approved contingent on the approval of the final plat.

Mr. Jurgens explained that the Ordinance already outlined the requirements, so the recommended motion did not require an amendment.

Council Member Urban made a motion, seconded by Council Member Crumpler, 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, Crabill, Crumpler

Motion carried.

Mrs. King thanked the Planning Commission, City staff, and Council for all of their time and consideration. She also thanked residents involved for their contributions emphasizing it challenged QuikTrip to be better partners.

The following item was presented:

Item 9.E. Consideration and action on an Ordinance Approving the Development Agreement By and Between the City of Bloomington, Illinois and Toastman Group II, Inc (Egg Republic - 511 Chancellor Drive), as requested by the Economic & Community Development Department.

City Manager Gleason stated that the Agreement was the result of efforts by Economic & Community Development.

Melissa Hon, Director of Economic & Community Development, addressed Council and explained the Item. She stated that the developer would redevelop the property investing $792,000 in interior and exterior renovations, as well as creating approximately 25 new jobs, including 15 full-time positions. She explained that the developer demonstrated a financial gap and, as a result, the proposed Agreement would rebate 50% of the municipal tax and food and beverage tax. She noted the site had been vacant since 2018 and was not generating revenue. She explained that the proposed Agreement would be fulfilled after the total reimbursement reached 20% of the overall project cost ($158,500) or at the end of a five-year term (August 31, 2027), whichever came first. Mrs. Hon confirmed that the Agreement aligned with the City's Strategic Goals.

Council Member Boelen confirmed the investment into the property that would result, as well as the rebate over five years.

Council Member Crabill asked if others had expressed interest in the property. Mrs. Hon was not aware of any other interested parties. Council Member Crabill mentioned a previous conversation that he and Mrs. Hon had regarding staff's recommendation for the incentive. Mrs. Hon confirmed that any developer could apply for incentives. Council Member Crabill and Mrs. Hon discussed potential for the rebate to paid off before the five-year date.

Council Member Crabill made a motion, seconded by Council Member Crumpler, that the proposed Ordinance and Agreement be approved.

Council Member Montney suggested that the City use the standardized incentive packages the Bloomington-Normal Economic Development Council had put together.

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

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

Motion carried.

The following item was presented:

<u>Item 9.F. Consideration and action to approve a Contract with Donohue and Associates, Inc., for Systemwide Potable Water Distribution Improvements Preliminary Design, in the amount of $1,497,400, as requested by the Public Works Department.</u>

City Manager Gleason provided a brief overview of the Item.

Kevin Kothe, Public Works Director, addressed Council. He discussed the project to date. He stated that the improvements were needed to enable the City to continue to provide safe drinking water to residents. He provided maps that displayed the City's growth over time, as well as potential future growth, and the amount of water used annually throughout the City. He explained how staff had determined where to place the new pump station in order to serve the City's current population and that of the future. He went on to discuss proposed system-wide changes to improve water quality and water pressure Citywide. He concluded his presentation by listing multiple benefits, as well as next steps.

City Manager Gleason addressed the high dollar investment and that it would take about 10 years to complete. He highlighted additional benefits.

Council Member Boelen made a motion, seconded by Council Member Becker, that the proposed Contract be approved.

Council Member Boelen asked if the plan considered potential developments of the West and Southwest side of the City. Mr. Kothe confirmed that it did.

Council Member Crabill asked if the placement of a Northeast station would encourage sprawl to the Northeast. Mr. Kothe stated that it would provide service for the current demand, but would not cover additional sprawl. They then discussed the Water Rate Study and its progress. Council Member Crabill expressed an interest in changing City practices for water rates to encourage less water use. He explained current practice as the more water used, the less the rate. He supported reversing that practice to promote less use and to aid those who struggled to pay bills.

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

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

Motion carried.

The following item was presented:

Item 9.G. Consideration and action on an Ordinance Approving the Development Agreement By and Between the City of Bloomington, McLean County, Illinois and 102 South East, LLC for the Redevelopment of CII East and Authorizing the City Manager to Execute a Tax Rebate Agreement Between Bloomington Public School District 87, the City, and 102 South East, LLC, as requested by the Administration Department.

City Manager Gleason stated that the Agreement would allow a prominent and successful developer in the community to redevelop the CII East property, which had fallen into a state of disrepair. He stated that the Agreement was contingent upon approval by School District 87. He thanked Deputy City Manager, Billy Tyus, for his work on the project.

Mr. Tyus briefly discussed the history of the property. He stated that the developer planned to invest $4 million dollars into the decaying property, creating eight apartments and four short-term rental properties, as well as approximately 5,000 square feet of commercial space. He discussed the proposed abatement of the City's incremental property taxes over 15 years and noted that the School District would also consider an incremental abatement of their property taxes over 12 years. He stated that, if approved, the City would also agree to cover a portion of District 87's costs to educate students if students resided in the building.

Council Member Crumpler supported the Item. He asked if the Developer was required to use local unions to complete the project. Deputy City Manager Tyus responded that while no requirement was listed in the Agreement, the Developer intended to bid out the project.

Council Member Boelen and Deputy City Manager discussed the Developer's responsibility to lease the building. She then asked about consequences if the project did not follow the Agreement. Deputy City Manager Tyus confirmed that terms were included requiring the Developer to prove his investment and develop according to the Agreement.

Council Member Becker shared comments he received in that the proposed incentives built confidence that the City was committed to infill and expand Bloomington.

Council Member Becker made a motion, seconded by Council Member Montney, 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, Crabill, Crumpler

Motion carried.

Finance Director's Report

Mr. Rathbun presented major tax revenues of Fiscal Year ("FY") 2022 and highlighted year-to-date variances, as well as the causes of said variances. He discussed FY22 general fund revenues and expenditures, highlighting key factors and changes to reporting. He went on to discuss the FY22 enterprise fund summary. He assured Council that in light of inflation, staff's core mission was to spend municipal dollars wisely.

Council Member Boelen and Mr. Rathbun discussed how budget cuts in response to COVID-19 had resulted in positive variances to the current budget.

City Manager's Discussion

City Manager Gleason discussed upcoming downtown events and recognized City staff for their work on the items approved at the meeting.

Mayor's Discussion

Mayor Mwilambwe thanked staff for their hard work on preparation for the meeting's heavy agenda. He updated Council and the public on the Ward 1 Council Member appointment process. He stated that he had received 7 applications and would be conducting interviews in coming weeks.

Council Member's Discussion

Council Member Boelen announced the 100th anniversary of the Society of Clinical Pathologist and recognized medical lab professionals aiding physicians.

Council Member Crumpler noted attending the Township's P.O.T.S. Luncheon. He complimented the program and its impact on landfills. He also mentioned attending a Hindu event where his hosts were very generous in educating him on Hindu culture.

Council Member Urban acknowledged feedback received regarding a recent downtown pub crawl. She assured the community that Council and staff would investigate the situation and seek ways to improve similar future events.

Council Member Becker recognized and applauded Police Chief, Jamal Simington, for his creation of the Community Engagement Unit.

Executive Session

No executive session was held.

Adjournment

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

Motion carried (viva voce).

The meeting adjourned at 8:53 p.m.

CITY OF BLOOMINGTON

Mboka Mwilambwe
Mboka Mwilambwe, Mayor

ATTEST

Amanda Stutsman
Amanda Stutsman, Deputy City Clerk