CITY OF Bloomington ILLINOIS

MINUTES
CITY COUNCIL - REGULAR SESSION
MONDAY, APRIL 14, 2025 6:00 P.M.

The City Council convened in regular session in the Government Center Boardroom at 6:00 P.M. Mayor Mboka Mwilambwe 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	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
Nick Becker	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
Tom Crumpler	Council Member, Ward 9	Present

Recognition/Appointments

Item 5.A. Proclamation on 2025 Community Development Week, as requested by the Administration Department.

Mayor Mwilambwe presented the Proclamation, and William Bessler, Grants Manager, accepted it.

Item 5.B. Proclamation for Arbor Day 2025, as requested by the Parks & Recreation Department.

Mayor Mwilambwe presented the Proclamation, and Dave Lamb, Assistant. Director of Parks & Recreation, along with Jeff Hindman, Park Maintenance Superintendent, accepted it.

Item 5.C. Proclamation for Blue Bow Campaign Child Abuse Prevention Month, April 2025, as requested by the Administration Department.

Mayor Mwilambwe presented the Proclamation. Dorthy Davis, Parents Care and Share Regional Coordinator; David Lewis, Fatherhood Facilitator; and Kara Moffitt, Crisis Nursery Supervisor, accepted it.

Item 5.D. Proclamation for Longtime City Engineer, Kevin Kothe, as requested by the Administration Department.

Mayor Mwilambwe presented the Proclamation, highlighting Kevin Kothe’s 37 years of dedicated service to Bloomington as a Licensed Professional Engineer. The Proclamation highlighted Mr. Kothe’s contributions, including his early work in traffic engineering, his role in adopting technology across City departments, and his leadership in developing systems like the geographic information system (GIS) and county-wide addressing. It recognized his passion for learning, commitment to community safety, and his crucial role in supporting the City's growth and infrastructure development over nearly four decades. Kevin Kothe accepted the Proclamation alongside his family.

Item 5.E. Recognition of Board & Commission Appointment, as requested by the Administration Department.

Leslie Yocum, City Clerk, recognized the following appointments and reappointments: John Allena and Jay Groves, Central Regional Airport Board of Commissioners; Kevin Crutcher, Special Commission for Safe Communities; Jennifer Aurora and Daniel Freburg, Citizens' Beautification Committee; Crystal Bricker, Katherine Browne, Peter Pontius, and Sheweta Shulka, Cultural Commission; Sarah Lindenbaum, Historic Preservation Commission; Tim Brock and Orman Jones, Bloomington Housing Authority Board; Bennett Morris and Katherine Scheck, Japanese Sister City Committee; Georgene Chissell and Craig McCormick, Library Board of Trustees; Jackqueline Beyer, Planning Commission; Arthur Taylor, Public Safety & Community Relations Board; and Nikki Williams, Zoning Board of Appeals.

Public Comment

Mayor Mwilambwe read a public comment statement of procedure. Kay Lanter emailed public comment, and the following spoke in person: Jamie Mathy, Georgine Chissell, Jackie Beyer, Partrick Hoban, Noah Tang, Mike Raikes, and Rebekah Mangels.

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 Mosley, to approve the Consent Agenda as presented.

Item 7.A. Consideration and Action to Approve the Minutes of the March 10, 2025, 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 $16,958,297.45, as requested by the Finance Department. *(Recommended Motion: The proposed Bills and Payroll be approved.)*

Item 7.C. Consideration and Action on Approving an Appointment to a Commission, as requested by the Administration Department. *(Recommended Motion: The proposed Appointment and Reappointments be approved.)*

Item 7.D. Consideration and Action on a Resolution Approving a Contract with Pace Analytical Services, LLC., for Laboratory Services, in the Amount of $125,000, as requested by the Water Department. *(Recommended Motion: The proposed Resolution be approved.)*

RESOLUTION NO. 2025 – 064

A RESOLUTION APPROVING A CONTRACT WITH PACE ANALYTICAL SERVICES, LLC., FOR LABORATORY SERVICES, IN THE AMOUNT OF $125,000

Item 7.E. Consideration and Action on a Resolution to Approve a Contract with Brenntag Mid-South, Inc., as a Limited Source, for Robin 120 Cationic Polymer, in the Amount of $1.09 per Pound, and for Robin 30A Anionic Polymer, in the Amount of $1.62 per Pound, for a Total Cost of $96,000, as requested by the Water Department. *(Recommended Motion: The proposed Resolution be approved.)*

RESOLUTION NO. 2025 – 065

A RESOLUTION TO APPROVE A CONTRACT WITH BRENNTAG MID-SOUTH, INC., AS A LIMITED SOURCE, FOR ROBIN 120 CATIONIC POLYMER, IN THE AMOUNT OF $1.09 PER POUND, AND FOR ROBIN 30A ANIONIC POLYMER, IN THE AMOUNT OF $1.62 PER POUND, FOR A TOTAL COST OF $96,000

Item 7.F. Consideration and Action on a Resolution Approving an Agreement with George Gildner, Inc., for the Pepper Ridge Sidewalk - Route 66 Path Improvements Project (Bid #2025-35), in the Amount of $160,957.95, as requested by the Engineering Department. *(Recommended Motion: The proposed Resolution be approved.)*

RESOLUTION NO. 2025 – 066

A RESOLUTION APPROVING AN AGREEMENT WITH GEORGE GILDNER, INC., FOR THE PEPPER RIDGE SIDEWALK - ROUTE 66 PATH IMPROVEMENTS PROJECT (BID #2025-35), IN THE AMOUNT OF $160,957.95

Item 7.G. Consideration and Action on a Resolution Approving an Agreement with U.S. Mechanical Services Inc., for Equipment and Installation of a Lochinvar Pool Heater at Holiday Pool, in the Amount of $55,186, as requested by the Parks & Recreation Department. *(Recommended Motion: The proposed Resolutions be approved.)*

RESOLUTION NO. 2025 – 067

A RESOLUTION APPROVING AN AGREEMENT WITH U.S. MECHANICAL SERVICES INC., FOR EQUIPMENT AND INSTALLATION OF A LOCHINVAR POOL HEATER AT HOLIDAY POOL, IN THE AMOUNT OF $55,186

Item 7.H. Consideration and Action on an Ordinance Approving a Special Use Permit for Vehicle Repair & Service in the B-1 (General Commercial) District, for the Property Located at 11 Currency Drive (PIN: 21-15-103-018), as requested by the Development Services Department. *(Recommended Motion: The proposed Ordinance be approved.)*

ORDINANCE NO. 2025 – 025

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR VEHICLE REPAIR & SERVICE IN THE B-1 (GENERAL COMMERCIAL) DISTRICT, FOR THE PROPERTY LOCATED AT 11 CURRENCY DRIVE (PIN: 21-15-103-018)

Item 7.I. Consideration and Action on an Ordinance to Amend Connect Transit's Enacting Ordinance to Expand the Transit System's Service Area, as requested by the Administration Department. *(Recommended Motion: The proposed Ordinance be approved.)*

ORDINANCE NO. 2025 – 026

AN ORDINANCE TO AMEND CONNECT TRANSIT'S ENACTING ORDINANCE TO EXPAND THE TRANSIT SYSTEM'S SERVICE AREA

Item 7.J. Consideration and Action on an Application from WDOAB, LLC, d/b/a The Atchison, located at 1611 S. Morrissey Dr., Unit 2, Requesting Approval of the Creation of a Class EAS (Entertainment, All Types of Alcohol, and Sunday Sales) Liquor License, as requested by the City Clerk Department. *(Recommended Motion: The proposed Application be approved.)*

Item 7.K. Consideration and Action on an Application from Red Lobster Hospitality, LLC, d/b/a Red Lobster #0130, located at 714 S. Eldorado Rd., Requesting Approval of Change in

Parent Company for their Class RAPS (Restaurant, All Types of Alcohol, Package, and Sunday Sales) Liquor License, as requested by the City Clerk Department. *(Recommended Motion: The proposed Application be approved.)*

Mayor Mwilambwe directed the Clerk to call roll:

AYES: Kearns, Mosley, Montney, Danenberger, Becker, Hendricks, Ward, Lee, Crumpler

Motion carried.

Regular Agenda

The following Item was presented:

Item 8.A. Consideration and Action on a Resolution Recognizing the Contributions of Mr. Kevin Kothe to the Bloomington-Normal Community with the Honorary Designation of the 300 Block of Garfield Drive as Kevin Kothe Drive, as requested by the Engineering Department.

Jim Karch, Engineering Director, spoke about his experience working with Kevin Kothe, praising him as an incredible man with outstanding character and who was a joy to work with.

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

Mayor Mwilambwe directed the Clerk to call roll:

AYES: Kearns, Mosley, Montney, Danenberger, Becker, Hendricks, Ward, Lee, Crumpler

Motion carried.

RESOLUTION NO. 2025 - 068

A RESOLUTION RECOGNIZING THE CONTRIBUTIONS OF MR. KEVIN KOTHE TO THE BLOOMINGTON-NORMAL COMMUNITY WITH THE HONORARY DESIGNATION OF THE 300 BLOCK OF GARFIELD DRIVE AS KEVIN KOTHE DRIVE

The following Item was presented:

Item 8.B. Consideration and Action on a Resolution Recognizing the Contributions of Rev. Frank L. McSwain, Sr. to the Bloomington-Normal Community with an Honorary Designation of the 500 Block of North Allin Street, as requested by the Engineering Department.

Mayor Mwilambwe shared how Reverend Frank McSwain was a beloved community leader who had great accomplishments in Bloomington including building Mount Pisgah Church and working with many organizations. He recognized Reverend McSwain as deeply treasured in the community, prompting the City to honorary street naming in his recognition.

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

Mayor Mwilambwe directed the Clerk to call roll:

AYES: Kearns, Mosley, Montney, Danenberger, Becker, Hendricks, Ward, Lee, Crumpler

Motion carried.

RESOLUTION NO. 2025 - 069

A RESOLUTION RECOGNIZING THE CONTRIBUTIONS OF REV. FRANK L. MCSWAIN, SR. TO THE BLOOMINGTON-NORMAL COMMUNITY WITH AN HONORARY DESIGNATION OF THE 500 BLOCK OF NORTH ALLIN STREET

Takeisha Stokes, Mount Pisgah representative, thanked Council and expressed appreciation for Deputy City Manager, Sue McLaughlin, and Traffic Engineer, Phil Allen, expediting the process. She emphasized that it was a great honor to keep Pastor McSwain's legacy alive for many years to come.

The following Item was presented:

Item 8.C. Consideration and Action on an Ordinance Approving the Redevelopment Agreement By and Between the City of Bloomington, Illinois and UEP Bloomington, LLC, as requested by the Development Services Department.

Mayor Mwilambwe expressed excitement about the Downtown redevelopment projects, highlighting the momentum of recent developments, the impact of the Downtown streetscape plan and TIF funding, and praising staff's hard work in bringing the projects to fruition.

City Manager, Jeff Jurgens, described the project as potentially one of the most transformative in decades, emphasizing that it would breathe new life into the iconic State Farm building, add much-needed housing, and infuse Downtown with renewed energy and purpose.

Senior Deputy City Manager, Billy Tyus, celebrated the significance of the development, highlighting that the two projects on the agenda (referring also to Item 8.D.) would bring nearly 400 new housing units to the community, making a substantial dent in the City's housing needs.

Kelly Pfeifer, Development Services Director, detailed the UEP project as including 183 residential units (11 studios, 159 one-bedroom, and 13 two-bedroom apartments), a high-end restaurant on the 13th floor, and retail spaces on the first floor. She highlighted the project's adaptive reuse approach, emphasizing the developer's commitment to capping rent renewals at 2.5% for the first 10 years and plans to begin historic preservation review as early as next month.

Council Member Hendricks praised the Downtown project for addressing key priorities like housing, historic preservation, local labor, and affordability.

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

Council Member Mosley shared that this was his first major issue working with Sr. Deputy City Manager Tyus and how he appreciated Tyus' patience in answering his questions. He went on to share a personal connection to the building.

Council Member Lee expressed excitement about the potential 13th floor restaurant, highlighting the amazing view of Bloomington from the location.

Mayor Mwilambwe and Director Pfeifer discussed options for the restaurant and the retail.

Mayor Mwilambwe directed the Clerk to call roll:

AYES: Kearns, Mosley, Montney, Danenberger, Becker, Hendricks, Ward, Lee, Crumpler

Motion carried.

ORDINANCE NO. 2025 – 027

AN ORDINANCE APPROVING THE REDEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF BLOOMINGTON, ILLINOIS AND UEP BLOOMINGTON, LLC

The following Item was presented:

Item 8.D. Consideration and Action on an Ordinance Approving the Redevelopment Agreement By and Between the City of Bloomington, Illinois and HP Bloomington Empire, LLC, as requested by the Development Services Department.

City Manager Jurgens acknowledged that the developers for their decision to choose to invest in Bloomington thanking them for their partnership. He credited Council's recent reorganization of the Economic & Community Development Department for streamlining the development process and ended by recognizing the Bloomington-Normal Economic Development Council's long-standing efforts in bringing the project to fruition.

Ellen Robertson, Economic Development Manager, stated that Holiday Properties had selected the old Verizon site during the 2023 Real Estate Development Summit. She shared that the $41.5 million project was in a TIF (Tax Increment Financing) district and would feature 210 apartment units and amenities with a potential TIF reimbursement of $500,000. She noted that, if approved, the City would waive permitting fees for the project and would reimburse 100% of the future increment on an annual basis to a total amount of either 9.79% of the total project cost, or $4.06 million. She noted construction was expected to begin on or before November 1, 2025, with a two-year construction phase to follow. She was excited about the possibility that by the end of 2027 in conjunction with Item 8.C. nearly 400 residential units would be available.

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

Mayor Mwilambwe directed the Clerk to call roll:

AYES: Kearns, Mosley, Montney, Danenberger, Becker, Hendricks, Ward, Lee, Crumpler

Motion carried.

ORDINANCE NO. 2025 – 028

AN ORDINANCE APPROVING THE REDEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF BLOOMINGTON, ILLINOIS AND HP BLOOMINGTON EMPIRE, LLC

The following Item was presented:

Item 8.E. Consideration and Action on an Ordinance to Adopt and Appropriate the Fiscal Year 2026 (Beginning May 1, 2025, and Ending April 30, 2026) Budget, as requested by the Finance Department and the Administration Department.

Finance Director, Scott Rathbun, presented the Fiscal Year ("FY") 2026 budget, highlighting a total Citywide budget of $318 million with a $137 million general fund, noting decreases were driven by capital project rescheduling and general operating cuts. He explained that the budget reflected an annualized growth of about 3% over the last 10 years, with salary and benefits increasing to remain competitive and keep pace with inflation. The budget encompassed 30 funds with challenges including a significant decline in major tax revenues, particularly replacement tax, which had dropped $3.9 million from its previous peak. He then broke down the $318 million budget, and emphasized that the budget process involved six months of diligent review looking for efficiencies and balancing competing interests to be good stewards of taxpayer funds while making life better for residents. He provided context through statistics like running 85,000 miles of sewer and water lines, handling 22,000 tons of trash, and serving 700,000 visitors to parks, arena, culture, and library facilities.

Mayor Mwilambwe thanked Director Rathbun, Budget Manager, Chris Tomerlin, and the entire Finance Department for their diligent work.

Council Member Montney praised the budget process, highlighting leadership's approach to intergovernmental agreements and expressing appreciation for the standard they were setting for future conversations about year-over-year increases.

Council Member Montney made a motion, seconded by Council Member Becker, to approve the Item as presented.

Mayor Mwilambwe directed the Clerk to call roll:

AYES: Kearns, Mosley, Montney, Danenberger, Becker, Hendricks, Ward, Lee, Crumpler

Motion carried.

ORDINANCE NO. 2025 – 029

AN ORDINANCE TO ADOPT AND APPROPRIATE THE FISCAL YEAR 2026 (BEGINNING MAY 1, 2025, AND ENDING APRIL 30, 2026) BUDGET

The following Item was presented:

Item 8.F. Consideration and Action on an Ordinance Amending the Budget Ordinance for the Fiscal Year Ending April 30, 2026, Related to the McLean County Museum of History, as requested by the Finance Department and the Administration Department.

Council Member Hendricks recused himself at 7:22 P.M. due to a personal connection to the McLean County Museum of History.

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

Mayor Mwilambwe directed the Clerk to call roll:

AYES: Kearns, Mosley, Montney, Danenberger, Becker, Ward, Lee, Crumpler

ABSTAIN: Hendricks

Motion carried.

Council Member Hendricks returned at 7:24 P.M.

ORDINANCE NO. 2025 – 030

AN ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE FISCAL YEAR ENDING APRIL 30, 2026, RELATED TO THE MCLEAN COUNTY MUSEUM OF HISTORY

The following Item was presented:

Item 8.G. Consideration and Action to Appoint a Mayor Pro Tem for the City of Bloomington, as requested by City Council.

Mayor Mwilambwe asked for a nomination.

Council Member Becker suggested delaying the Item until the new Council was seated, noting it was a position that would impact the Council for the next two years.

Council Member Becker made a motion, seconded by Council Member Montney, to postpone the appointment of Mayor Pro Tem until the first Council meeting in May.

Council Member Montney and Mayor Mwilambwe discussed why the item had been brought forward considering the new Council starting May 1, 2025.

Mayor Mwilambwe directed the Clerk to call roll:

AYES: Mosley, Montney, Becker, Lee

NAYES: Kearns, Danenberger, Hendricks, Ward, Crumpler

Motion failed.

Council Member Hendricks made a motion, seconded by Council Member Kearns, to appoint Council Member Mollie Ward to serve, until a new appointment is made by the City Council as the Mayor Pro Tem for the City of Bloomington at those times when the Mayor is unable to perform his official duties due to an absence from the City or other incapacity.

Council Member Crumpler explained the historical precedent for the most senior Council Member to serve as Mayor Pro Tem. He emphasized that it was not a policy-making position but an opportunity to represent the City at Council meetings and community events.

Council Member Mosley, being new to Council, asked about the Mayor Pro Tem's responsibilities and, in the interest of maintaining collegiality, decided to abstain from the vote.

Mayor Mwilambwe directed the Clerk to call roll:

AYES: Kearns, Danenberger, Hendricks, Ward, Crumpler

NAYES: Montney, Becker, Lee

ABSTAIN: Mosley

Motion carried.

RESOLUTION NO. 2025 – 070

A RESOLUTION TO APPOINT A MAYOR PRO TEM FOR THE CITY OF BLOOMINGTON

City Manager's Discussion

City Manager Jurgens highlighted the successful treatment of algae bloom in Lake Bloomington and praised Deputy City Manager, Sue McLaughlin, and the Water team for their work in addressing the issue. He then asked Director Rathbun to provide details on a recent utility billing software issue.

Director Rathbun stated that on April 4, 2025 a software update triggered utility billing processing errors that resulted in multiple billing errors for auto-pay users. He reported that staff were working to reverse the issues and process refunds. He emphasized staff's commitment to customer service and transparency. He stated that the City was prepared to accommodate residents facing financial hardship due to the billing error.

City Manager Jurgens then congratulated the Bloomington Bison for completing their inaugural hockey season, noting they had attracted over 100,000 people to the Arena, raised significant money for charities, and became an excellent community partner. He and Mayor Mwilambwe briefly discussed that a full report on Bison financial and visitor data would be forthcoming.

Mayor's Discussion

Mayor Mwilambwe shared his experience visiting the Air National Guard facility in Peoria, where he learned about their plans to upgrade to a digital model. He attended the burial ceremony for Private First Class Bryant, a World War II Veteran whose remains were identified and returned to Bloomington after more than 80 years. He discussed his participation as an entrepreneurship competition judge at Illinois Wesleyan University, and mentioned the upcoming groundbreaking ceremony for their Petrich Idea Center.

Council Member's Discussion

Council Member Hendricks thanked the Eaton Gallery, the Hangar Downtown, and the Clinton County Museum of History for hosting his economic students on a field trip that combined art, architecture, and local exploration. He celebrated how his students got to tour facilities, spoke with City Managers, and left feeling inspired to create final projects about Downtown artists.

Executive Session

Council Member Ward made a motion, seconded by Council Member Hendricks, to enter into Executive Session per Section 2(c)(1) of 5 ILCS 120 Personnel to discuss the compensation of City Manager, Jeff Jurgens, and Section 2(c)(5) of 5 ILCS 120 to discuss the purchase or lease of real estate for use by the public body.

Mayor Mwilambwe directed the Clerk to call roll:

AYES: Kearns, Mosley, Montney, Danenberger, Becker, Hendricks, Ward, Lee, Crumpler

Motion carried.

Council entered into Executive Session at 7:53 P.M.

Adjournment

Council returned to Open Session at 9:07 P.M.

Council Member Ward made a motion, seconded by Council Member Danenberger, to return to Open Session and adjourn the meeting.

Mayor Mwilambwe directed the Clerk to call roll:

AYES: Kearns, Mosley, Montney, Danenberger, Becker, Hendricks, Ward, Lee, Crumpler

Motion carried.

The meeting adjourned at 9:08 P.M.

CITY OF BLOOMINGTON

Dan Brady

Dan Brady, Mayor

ATTEST

Amanda Stutsman

Amanda Stutsman, Deputy City Clerk