CITY OF Bloomington ILLINOIS

MINUTES
REGULAR SESSION CITY COUNCIL MEETING
MONDAY, MARCH 28, 2022, 6:00 P.M.

The City Council convened in regular session in the Government Center Chambers at 6:00 p.m., Monday, March 28, 2022. The meeting was called to order by Mayor Mboka Mwilambwe.

Roll Call

Attendee Name	Title	Status	Arrived
Mboka Mwilambwe	Mayor	Present	
Jamie Mathy	Council Member, Ward 1	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	Present	
Tom Crumpler	Council Member, Ward 9	Present	

Recognition/Appointments

A. Proclamation recognizing WZND Day

Mayor Mwilambwe presented a Proclamation recognizing April 1, 2022 as WZND Day. Steve Suess, Illinois State University Director of Convergent Radio Broadcasting, and Madeline Mohr, WZND General Manager, accepted the Proclamation. Mr. Seuss shared that for the 3rd time in 5 years, WZND had received the Broadcast Association's Signature Station Award, recognizing it as the top college radio station in the world, out of more than 700 stations. Ms. Mohr expressed her appreciation for the recognition.

B. Presentation of the City of Bloomington Police Department Police Officer's Commission Certificate to Officers Nicholas VanWaes, Samantha Berry, and Hector Melchor upon their completion of the probationary period

Police Chief Simington acknowledged Officers Nicholas VanWaes, Samantha Berry, and Hector Melchor, who had received their Commission after completing an 18-month probation. Chief Simington recognized them individually, listing their accomplishments and celebrating them alongside their family and friends.

Public Comment

Mayor Mwilambwe read a statement of procedure for public comment. No emailed public comment was received. The following individuals provided in-person public comment: (1) Scott Stimeling; (2) Gary Lambert; and (3) Dick Taylor.

Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled by Council from the Consent Agenda for discussion are listed and voted on separately.

Council Member Boelen made a motion, seconded by Council Member Becker, that the Consent Agenda, including all items listed below, be approved as presented with the exception of Item 7.I.

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

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

Motion carried.

Item 7.A. Consideration and action to approve the Minutes of the February 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 $6,315,974.92, as requested by the Finance Department. *(Recommended Motion: The proposed Bills and Payroll be approved.)*

Item 7.C. Consideration and action to approve the Purchase of three (3) Heavy Duty Rear Loaders from McNeilus Truck Manufacturing Co., using the Sourcewell Contract (#091219-MCN, exp. 11/15/23), for a total of $669,066.00, as requested by the Public Works Department. *(Recommended Motion: The proposed Purchase be approved.)*

Item 7.D. Consideration and action to approve an Intergovernmental Agreement with the County of McLean regulating use of the Police Range Facility, as requested by the Police Department. *(Recommended Motion: The proposed Agreement be approved.)*

Item 7.E. Consideration and action to approve an Intergovernmental Agreement with McLean County for Booking Fees, in the amount of $27,720 annually, as requested by the Police Department. *(Recommended Motion: The proposed Agreement be approved.)*

Item 7.F. Consideration and action on an Ordinance Approving Dedication of a Public Utility Easement in Water Tower Subdivision at the Hamilton Water Tank, as requested by the Public Works Department. *(Recommended Motion: The proposed Ordinance be approved.)*

Item 7.G. Consideration and action on an Ordinance Approving Amendments to Farm Leases on Two City of Bloomington Farms Commonly Known As Parker Bottom and Farm #8425, as requested by the Legal Department. *(Recommended Motion: The proposed Ordinance be approved.)*

Item 7.H. Consideration and action on a Resolution Adopting the Official 2021 Zoning Map for the City of Bloomington, Which Supersedes and Replaces the Official 2020 Zoning Map Adopted by Council on March 22, 2021, as requested by the Economic & Community Development Department. *(Recommended Motion: The proposed Resolution be approved.)*

Item 7.I. was removed from the Consent Agenda by Council Member Crabill.

Item 7.J. Consideration and action on an Ordinance Reinstating the Preliminary Plan of Fox Lake Subdivision and Approving the Final Plat of the Fox Lake Subdivision Seventh

Addition, as requested by the Public Works Department. *(Recommended Motion: The proposed Ordinance be approved.)*

Item 7.K. Consideration and action on an Ordinance Approving a Property Transfer to the Bloomington Public Library Pursuant to the Local Government Property Transfer Act, as requested by the Legal Department. *(Recommended Motion: The proposed Ordinance be approved.)*

Item 7.L. Consideration and action on a Ordinance Approving a Zoning Map Amendment from D-2 (Downtown Transitional) District to P-2 (Public Lands & Institutions) District, for the Property located at 413 E. Washington Street and 410 E. Front Street (PIN: 21-04-411-013), 0.77 Acres More or Less, as requested by the Economic & Community Development Department. *(Recommended Motion: The proposed Ordinance be approved.)*

Item 7.M. Consideration and action on a Ordinance Approving a Zoning Map Amendment from R-1C (Single Family Residence) District to B-2 (Local Commercial) District, for the Property Located at 309 E. Wood Street (PIN: 21-09-207-013), 0.89 Acres More or Less, as requested by the Economic & Community Development Department. *(Recommended Motion: The proposed Ordinance be approved.)*

Item 7.N. Consideration and action to approve a Lake Bloomington Lot Transfer, Petition for Lot 11 in Block 22 in Camp Potawatomie, from Anne Matter to Anne Matter, as requested by the Public Works Department. *(Recommended Motion: The proposed Lot Transfer, Petition be approved.)*

Item 7.O. Consideration and action to approve a Lake Bloomington Lot Transfer and Petition for Lot 2 in Block 13 in Camp Potawatomie, from Jacon Allen to the petitioner, Aaron Hubbard, as requested by the Public Works Department. *(Recommended Motion: The proposed Lot Transfer and Petition be approved.)*

Items Removed from Consent Agenda

The following item was pulled from the Consent Agenda by Council Member Crabill:

Item 7.I. Consideration and action on an Ordinance Amending Bloomington City Code Chapter 2 and Chapter 29 Regarding Collection Costs, as requested by the Finance Department.

Council Member Crabill addressed his having moved to table the Item at a February Council meeting, reminding Council and the public of his earlier concerns. He spoke about conversations he'd had with the League of Women's Voters and Jeff Jurgens, Corporation Counsel, to gain clarity on the proposal. He described City procedures to collect judgements. He noted Council Member Mathy's previous recommendation of adjusting judgements based on income and how City collections took income into consideration when establishing payment plans. Council Member Crabill expressed his support of the Item as presented and noted additional information would be provided to Council on towing fees.

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

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

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

Motion carried.

Public Hearing

A. Public Hearing for the FY2023 Proposed Budget, as requested by the Finance Department.

Mayor Mwilambwe opened the public hearing at 6:30 p.m.

City Manager Tim Gleason stated that staff had no additional comments on the Fiscal Year 2023 ("FY23") budget. He noted that the public hearing was a required step for the budget approval process and explained the next steps in the process.

Mayor Mwilambwe welcomed public testimony and asked City Clerk Leslie Yocum if anyone had come forward to speak. Mrs. Yocum confirmed that no one was present to testify.

Council Member Boelen expressed support, noting her focus on funding the Bloomington Street Plan. She was not in favor of funding additional work in the Grove subdivision, preferring instead to fund maintenance and repair of sewer infrastructure.

Council Member Montney compared the $186 million budget for FY16 to the $269 million budget for FY23 on a flat population. She offered advice on how future budgets should be pulled together.

Council Member Crabill responded to Council Member Boelen's comments on the Grove and urged Council to determine whether to focus on in-fill development or expanded development. He expressed appreciation for continued infrastructure projects in FY23.

Council Member Mathy expressed his opposition of additional development of the Grove, and explained that after a conversation with an engineer, he understood that the Grove needed to be developed first based on its geographical location to Kickapoo Creek. He further explained that a pump station would need to be developed and the City would then need in-fill back towards the City to avoid future infrastructure issues. He was extremely interested in continuing housing development and improving infrastructure of older areas in Bloomington.

Mayor Mwilambwe closed the public hearing at 6:38 p.m.

Regular Agenda

The following item was presented:

Item 9.A. Presentation and discussion of the Public Safety and Community Relations Board (PSCRB) Annual Report, as requested by the Administration Department.

City Manager Gleason introduced the Item and noted that the Item was an annual report. He listed staff that were available for additional input if needed.

Dr. Ashley Farmer, Chairperson of the Public Safety and Community Relations Board ("PSCRB"), addressed Council. She discussed the meeting schedule of monthly and quarterly meetings, as well as locations, and discussed community involvement. She went on to discuss the review process and the determination made on the only request for review received in 2021. Dr. Farmer then discussed each of the PSCRB's action items: (1) PSCRB and Not In Our Town Survey Update; (2) Creation of a PSCRB Email; (3) A bi-annual review by the PSCRB of complaints filed; (4) An updated PSCRB informational brochure; (5) An update on the recruitment of Youth Board Members; (6) A review of IDOT data and racial disparities in traffic stops; and (7) A discussion of the potential purchase of the Flock System Automated License Plate Readers.

Council Member Urban confirmed with Dr. Farmer there had only been one new complaint since March 2021. Council Member Urban expressed interest in increasing the PSCRB's responsibilities. She encouraged Dr. Farmer to work with staff to create a proposal on how the PSCRB could increase community involvement and bridge the gap between the community and the Bloomington Police Department. She requested a presentation before Council in a few months. Dr. Farmer expressed interest in updating the PSCRB's capacity.

Council Member Emig supported Council Member Urban's request to expand the PSCRB's capacity. She asked if there was interest in another survey. Dr. Farmer explained that while the PSCRB were interested, the PSCRB was comprised only of volunteers with limited resources. She explained issues they'd encountered and how the limited resources prevented accurate responses. Council Member Emig suggested ideas for collaboration with other successful ongoing community surveys.

Council Member Crabill acknowledged that despite issues with the survey, the overall feedback on BPD was positive. Dr. Farmer confirmed. They then discussed opportunities to increase interest in youth membership. Council Member Crabill reminded the community of the purpose and role of the PSCRB.

Council Member Mathy proposed to include surveys in printed utility bills and links in electronic utility bills to gain additional data and combat issues with the previous survey.

Council Member Ward supported the idea and applauded the PSCRB's work to ensure the community understands that their opinion is valued.

The following item was presented:

Item 9.B. An Ordinance Authorizing a Construction Contract Between the City of Bloomington and P.J. Hoerr Inc. for the O'Neil Park & Pool Improvement Project (Bid #2022-10), in the amount of $13,870,320 and an Ordinance amending the Fiscal Year 2022 Budget, in the amount of $10,524,829: $8,212,414.50 in the General Fund and $2,312,414.50 in the Capital Improvement Fund, for the O'Neil Pool Project as requested by the Parks, Recreation & Cultural Arts Department and the Finance Department., as requested by the Parks, Recreation and Cultural Arts Department.

Eric Veal, Director of Parks, addressed Council. He provided a brief overview of the project, including community engagement to date. He walked through digital renderings, highlighting key points of interests and improvements, noting areas that could accommodate future expansion opportunities. He discussed community partnerships that had come together to ensure success and access for all to the park. He acknowledged that an initial $20,000 scholarship that had been received to aid low-income families in obtaining pool passes had grown to over $32,000. He listed multiple community benefits and investments and discussed additional community needs and requests. Mr. Veal stressed that while the park was a rejuvenation project, the City had successfully operated and maintained the previous pool for more than 40 years.

Council Member Becker stated that while he supported the project, he would continue to express concerns with the prioritization of funding.

Council Member Crumpler supported the project and asked if there had been a conversation with the selected contractor to reduce the costs. Mr. Veal stated that staff had made multiple cuts during the planning stage to keep the costs low.

City Manager Gleason assured Council that if approved, the project would have strict budget oversight.

Council Member Crumpler and City Manager Gleason discussed the option to fund a portion of the project from City reserves. Council Member Crumpler recommended that staff reach out to local businesses for naming rights to portions of the park, such as the splash pad.

Council Member Boelen, Mr. Veal, and Scott Rathbun, Finance Director, discussed specific budget line items.

Council Member Boelen and City Manager Gleason discussed contract terms and previous discussions on scaling the project to reduce fees.

Council Member Montney supported the project and asked the fate of Holiday Pool. Mr. Veal stated that Holiday Pool would be maintained as long as possible, but that the new O'Neil Pool, as presented, could support the community if Holiday Pool closed. Council Member Montney and Mr. Veal discussed phase two amenities of the O'Neil Pool project. Mr. Veal listed additional sources of revenue, including additional grants that had recently become available. Council Member Montney further stressed her concerns on overall costs.

Council Member Boelen made a motion, seconded by Council Member Emig, to extend the discussion time by ten minutes.

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

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

Motion carried.

Council Member Mathy supported the project and expressed appreciation for the project team.

Council Member Emig asked if Council would have to approve a change order to permit additional funding if the project ran out of allocated funds. Mr. Veal confirmed. Council Member Emig emphasized how money spent on the project would enhance the community and believed that the City would see a return on monies spent.

Council Member Ward highlighted that the project enhanced the core area of Bloomington and recognized the level of community input received. She noted numerous benefits to the community, including jobs, and then listed many ways the project would positively impact the community.

Council Member Ward made a motion, seconded by Council Member Crabill, that the proposed ordinances be approved, including: (1) the ordinance authorizing the construction contract with P.J. Hoerr Inc. in the amount of $13,870,320 for the O'Neil Park & Pool Improvement Project; and (2) the ordinance amending the Fiscal Year 2022 Budget.

Council Member Boelen reiterated her concerns on size and fiscal responsibility. She explained that while she previously did not support the project, she would focus her vote on the funding aspect.

Mayor Mwilambwe recognized the hard work and dedication to details by the Parks, Recreation, & Cultural Arts Department staff. He was excited for such a development to go on the westside of Bloomington and for the opportunities the development would bring for residents. He encouraged the City to continue to work together to create sponsorships for community members that could not otherwise afford a membership.

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

AYES: Mathy, Boelen, Emig, Urban, Ward, Crabill, Crumpler

NAYS: Montney, Becker

Motion carried.

The following item was presented:

Item 9.C. Consideration and action on an Ordinance Amending the Budget Ordinance for the Fiscal Year Ending April 30, 2022, as it relates to the Library Maintenance and Operating Budget, in the amount of $21,266,838, as requested by the Bloomington Public Library and the Finance Department.

Jeanne Hamilton, Library Director, addressed Council and presented renderings of the Bloomington Public Library ("BPL") expansion while highlighting key upgrades or changes made at the direction of Council and public input. She then reviewed the project timeline to date and discussed projected renovation steps. She stated that Felmley-Dickerson had been selected as the general contractor and was the lowest bidder. Mrs. Hamilton then discussed the project budget, highlighting the $620,450 in pledges and donations received.

City Manager Gleason highlighted the work of the BPL staff and the BPL Board.

Council Member Mathy was excited for the project. He discussed voting procedure to approve multiple items with Corporation Counsel Jeff Jurgens. It was determined that all items on the Regular Agenda would be voted on separately.

Council Member Mathy made a motion, seconded by Council Member Ward, that the proposed Ordinance be approved.

Council Member Boelen echoed Council Member Mathy’s sentiment. She stated that since the majority of Council approved the expansion project, she would vote to fund it.

Council Member Crumpler exuded excitement for the BPL expansion and noted the benefits of increased access to literacy of all forms.

Julian Westerhout, BPL President, noted that while the BPL Board had selected the lowest bidder for the project, they were pleased the company was Bloomington-based.

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

AYES: Mathy, Boelen, Emig, Urban, Ward, Crabill, Crumpler

NAYS: Montney, Becker

Motion carried.

The following item was presented:

Item 9.D. Consideration and action to approve an Intergovernmental Agreement between the Bloomington Public Library and the City of Bloomington related to issuance of bonds for the Library Expansion and Renovation, as requested by the Finance Department.

City Manager Gleason stated that staff would discuss both Item 9.D. and 9.E. at the same time. Mr. Rathbun stated that while both items would be discussed together, the items would need to be voted on separately. He defined a general obligation ("GO") bond and provided examples of bond sales. He went on to discuss credit ratings in detail and highlighted that the City was AA rated, as well as the benefits of the good standing. Mr. Rathbun then discussed the requested $20 million, 20 year GO Bond for the Bloomington Public Library ("BPL") and O'Neil Park and Pool Renovation. He compared Bloomington's GO debt based on per capita and population to four Central Illinois cities of similar size. He reminded Council that Bloomington would eliminate debts of previous projects over the next few years. He explained that libraries were unauthorized to issue bonds and therefore, the City issued the bond per an Intergovernmental Agreement ("IGA"). He stated that staff recommended the IGA with the BPL and that the Ordinance authorized the GO Bond up to $20 million.

Council Member Becker asked how money would be applied if donations or sponsorships were received. Mr. Rathbun explained that the monies could be set aside for future bond use to reduce the amount that would need to be levied against the residents. Council Member Becker stated that while he preferred the projects to be lower, he believed the proposed funding through the GO bond was a smart funding strategy.

Council Member Montney relayed an encounter with a resident who heavily considered relocation out of Bloomington and Illinois due to high taxation. She noted that Illinois had some of the highest taxing bodies in the country and reiterated her previous position to reduce costs in other areas. She stated that while she appreciated the projects presented, her campaign promise was to continue to vote against raising taxes.

Council Member Mathy made a motion, seconded by Council Member Urban, that the proposed Agreement be approved.

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

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

Motion carried.

The following item was presented:

Item 9.E. Consideration and action on an Ordinance Providing for the Issuance of Not to Exceed $20,000,000 General Obligation Bonds of the City for the Purpose of Financing Capital Improvements in the City and Providing for the Levy and Collection of a Direct Annual Tax Sufficient for the Payment of the Principal of and Interest on the Bonds, as requested by the Finance Department.

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

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

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

Motion carried.

The following item was presented:

<u>Item 9.F. Consideration and action on a Resolution Approving a Policy Relative to Redistricting (2020 Census), as requested by the Legal Department.</u>

City Manager Gleason stated that redistricting was required based on the population increase in the 2020 census.

Jeff Jurgens, Corporation Counsel, expanded on City Manager Gleason's comments. He stated that wards had to be as compact, contiguous, and balanced as possible. He went on to explain that a balanced ward would ideally have approximately 8,742 residents and that currently Ward 7 was under and Ward 8 was over. He explained that since the two wards weren't directly next to each other, multiple wards would have to be adjusted to achieve balance. Mr. Jurgens explained the redistricting process and how GIS database could be utilized to create multiple redistricting map options. He suggested a review process of posting the maps online to allow community input, and mentioned the maps coming for Council consideration in July to adopt one of the new configurations. He explained the City needed to be mindful of upcoming elections so that a new map could be approved prior to campaign candidates canvassing.

Mayor Mwilambwe and Mr. Jurgens discussed cautioning tabling the item.

Council Member Ward asked why the City chose the presented method versus a community-input based method similar to McClean County. Mr. Jurgens stated that any number of methods could be used, but that staff were focused on a data-driven method where the community could provide input in a variety of ways, including at a Committee of the Whole meeting.

Council Member Crabill suggested a public hearing once three redistricting map options were created. He then asked the correlation between the City's redistricting maps and the Bloomington Election Commission's (BEC) new precinct maps. Mr. Jurgens stated that the BEC had advised that their new precinct maps would not be ready in time and therefore, City staff had to enact a plan for redistricting. Council Member Crabill and Mr. Jurgens discussed whether the new ward maps would become effective as of the next election.

Council Member Mathy appreciated the staff's proactive timeline.

Council Member Boelen made a motion, seconded by Council Member Crabill, that the proposed Resolution be approved.

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

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

Motion carried.

Finance Director's Report

Mr. Rathbun presented major tax revenues of Fiscal Year 2022 ("FY22") and highlighted year-to-date variances, as well as causes of said variances. He then discussed

FY22 general fund revenues and expenditures, highlighting key factors, and changes to reporting. He finished with a FY22 enterprise fund summary.

City Manager's Discussion

City Manager Gleason discussed upcoming Downtown events.

Mayor's Discussion

Mayor Mwilambwe did not have any comments.

Council Member's Discussion

Council Member Mathy regretfully announced his resignation as Ward 1 Council Member effective following the meeting. He stated that he wanted to take time to focus on his family, personal life, and his business. He noted an opportunity that had arose during the winter and that after attorney consultations, the opportunity would legally under Illinois law prevent him from remaining on Council. He recognized the great strides Bloomington had made since he began on Council and noted items that he wished he had more time to move forward. He then thanked his wife, Ward 1 constituents, his employees at Red Racoon, the Mayor, his fellow Council Members, and City staff for their support. He emphasized that he would continue to be involved in the community and wished everyone the best of luck.

Mayor Mwilambwe expressed his appreciation for Council Member Mathy and thanked him for his service.

Council Member Urban thanked Council Member Mathy for his inspiring service to the community.

Executive Session

No Executive Session was held.

Adjournment

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

Motion carried (viva voce).

The meeting adjourned at 8:26 p.m.

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