MINUTES
CITY COUNCIL - SPECIAL SESSION
MONDAY, MARCH 17, 2025 6:00 P.M.

The City Council convened in special 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	Absent
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

Public Comment

Mayor Mwilambwe read a public comment statement of procedure. No emailed public comment was received. Levi Champion provided in-person public comment.

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

Item 6.A. Consideration and Action to Approve the Minutes of the January 21, 2025, Regular Committee of the Whole Meeting, as requested by the City Clerk Department. *(Recommended Motion: The proposed Minutes be approved.)*

Council Member Crumpler noted a small change in the attendance of the roll call.

Mayor Mwilambwe directed the Clerk to call roll:

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

Motion carried.

Regular Agenda

The following Item was presented:

Item 7.A. Presentation and Discussion on Home Sweet Home Ministries Non-Congregate Shelter Proposal, as requested by the Administration Department.

City Manager Jeff Jurgens provided a brief description of the Item and invited Matt Burgess, Home Sweet Home Ministries (“HSHM”) C.E.O, to present.

Mr. Burgess stressed that HSHM actively sought ways to address unsheltered homelessness and introduced Council to a non-congregate micro-community also known as a shelter village. He noted communities all over the country that utilized similar models and shared how they’d proved to be more effective than other aid efforts. He went on to explain that HSHM was proposing to develop a gated, fully staffed (24/7) non-congregate shelter village with on-site bathrooms in a central building, including 56 beds split between single- and double-occupancy private sleeping cabins. He highlighted that the cabins would be climate-controlled and stressed the safety and security features of the proposed village. Mr. Burgess discussed that the proposed development would be on land currently owned by Connect Transit at the corner of Oakland Ave. and Main St. He talked about the many reasons he believed the location was ideal including easy access to his nearby HSHM services. He discussed efforts to take ownership of or lease the proposed property and the intent to start development immediately. Mr. Burgess shared that HSHM and many of its supporters/partners in the community were eager to move forward.

Mayor Mwilambwe and Mr. Burgess discussed capital development costs being $2.5 million, with $1.34 million requested from McLean County through the Mental Health and Public Safety Fund. They then discussed the annual operational budget of $700,000.

Council Member Ward and Mr. Burgess talked about how a small percentage of the existing unhoused would likely continue to refuse services. They, too, discussed potential barriers to the project, as well as potential opportunities for a second location, possibly in the Town of Normal. They ended briefly discussing how the City could best aid the development.

Council Member Crumpler and Mr. Burgess discussed successful sites in other communities and noted some challenges that could be expected.

Council Member Kearns asked if neighboring businesses had been contacted and if they’d had any feedback. Mr. Burgess explained HSHM’s outreach efforts and that they’d received positive feedback from both businesses and potential residents.

Council Member Mosley and Mr. Burgess discussed current HSHM staff, and additional staff needed for the new development, as well as training of staff. They then discussed proposed emergency services and security considerations for the development.

Council Member Danenberger asked for additional information on the double-occupancy units. Mr. Burgess explained the development would be adults-only, and that the double-occupancy units would be for couples. He noted HSHM hoped once the development was complete to then redevelop a current HSHM building to assist additional families with children.

Council Member Becker expressed concerns based on his research of Denver, Colorado’s non-congregate shelters. Mr. Burgess talked about how he believed Denver’s issues were attributed to security and a lack of staffing. He went on to explain how HSHM planned to learn from other communities to ensure success in the proposed project.

Council Member Hendricks applauded Mr. Burgess’ persistence and expressed support.

Mayor Mwilambwe and Mr. Burgess then discussed how HSHM would pursue local, state, and federal funding to cover the annual operational budget.

The following Item was presented:

<u>Item 7.B. Presentation and Discussion of the Infrastructure Projects Dashboard, as requested by the Engineering Department and the Administration Department.</u>

Jim Karch, Interim Director of Engineering, presented the new Infrastructure Projects Dashboard available to the public on the City's website. He noted the Dashboard showed capital projects that would be completed over the next five years and explained the purpose of the Dashboard was to empower residents to see ongoing or planned capital improvement projects. He noted a project search engine available that provided detailed project information including funding sources, budgets, and who to contact for additional questions. He demonstrated live a variety of features and explained how to use them. He shared that the Dashboard would be expanded with additional infrastructure projects from other departments in the future, as well.

City Manager Jurgens and Mr. Karch clarified that the Illinois Department of Transportation (IDOT) projects included in the Dashboard total budgets listed only included the City's earmarked funds, not the total project costs of other fund sources.

Mayor Mwilambwe and Mr. Karch discussed wording on the Dashboard.

Deputy City Manager Sue McLaughin confirmed with Mr. Karch that approved and planned infrastructure projects were included in the Dashboard and that adjustments would be made as projects progressed or changed. Mr. Karch shared that the Dashboard's internal side would be used for project management.

Council Members Kearns and Ward made suggestions to make the splash screen easier to read for residents.

The following Item was presented:

<u>Item 7.C. Presentation on the Status of and Next Steps for the Downtown Streetscape Project, as requested by the Administration Department.</u>

Billy Tyus, Senior Deputy City Manager, announced that the construction plans for the Downtown Streetscape Project ("Project") were complete, and that the goal was for them to go out to bid later in the week. He explained that Phase 1 would address the 300-600 blocks of Main St. with a focus on pedestrian traffic and event spaces. He stressed how the Project was heavily focused on infrastructure and futureproofing. He then discussed the Phase 1 schedule and construction stages, as well as efforts to reduce Downtown business and resident impact.

Mayor Mwilambwe and Sr. Deputy City Manager Tyus discussed communication efforts.

Council Member Crumpler and Sr. Deputy City Manager Tyus discussed grant plans.

Council Member Ward thanked Sr. Deputy City Manager Tyus for the focus on infrastructure, noting 40 cents of every dollar paid for the project went towards infrastructure improvements.

The following Item was presented:

<u>Item 7.D. Consideration and Action on a Resolution Waving the Formal Bidding Requirements and Authorizing the Purchase from Calgon Carbon Corporation, for Powered Activated Carbon (PAC), in an Amount Not to Exceed $556,800, as requested by the Water Department.</u>

City Manager Jurgens thanked Water management staff for their continued work in addressing recent water challenges.

Ed Andrews, Water Director, explained the need for the Powered Activated Carbon ("PAC") water treatment and the manual-fed machine. He discussed ongoing water quality testing and how the previous PAC treatments had made a positive impact on water quality.

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

Mayor Mwilambwe directed the Clerk to call roll:

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

Motion carried.

RESOLUTION NO. 2025 - 051

A RESOLUTION WAVING THE FORMAL BIDDING REQUIREMENTS AND AUTHORIZING THE PURCHASE FROM CALGON CARBON CORPORATION, FOR POWERED ACTIVATED CARBON (PAC), IN AN AMOUNT NOT TO EXCEED $556,800

City Manager's Discussion

City Manager Jurgens discussed various events at the Arena and in Downtown over the weekend. He then recognized the work by Bloomington Firefighters' and their vigilance in extinguishing a fire at Interstate Batteries. He, too, recognized Public Works' crews and the Development Services Department.

Mayor's Discussion

Mayor Mwilambwe echoed appreciation to staff in the response to the fire and expressed appreciation to the Water Department for their continued hard work and regular updates on water quality. He noted receiving feedback from residents on the improved water taste and smell.

Council Members' Discussion

Council Member Ward suggested that the City's representative on McLean County's Behavioral Health Coordinating Council provide a regular report on Home Sweet Home Ministries' non-congregate shelter and for Council to provide feedback.

Executive Session

Council Member Hendricks made a motion, seconded by Council Member Ward, to enter into Executive Session per Section 2(c)(1) of 5 ILCS 120 to discuss the compensation of City Manager, Jeff Jurgens, and per Section 2(c)(2) of 5 ILCS 120 to discuss collective bargaining.

Mayor Mwilambwe directed the Clerk to call roll:

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

Motion carried.

Council entered into Executive Session at 7:22 P.M.

Adjournment

Council returned to Open Session at 8:03 P.M.

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

Mayor Mwilambwe directed the Clerk to call roll:

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

Motion carried (viva voce).

The meeting adjourned at 8:04 P.M.

CITY OF BLOOMINGTON

Dan Brady, Mayor

ATTEST

Amanda Stutsman, Deputy City Clerk