

**SUMMARY MINUTES
PUBLISHED BY THE AUTHORITY OF THE CITY COUNCIL
OF BLOOMINGTON, ILLINOIS
MONDAY, MARCH 14, 2016; 7:00 P.M.**

1. Call to Order

The Council convened in Regular Session in the Council Chambers, City Hall Building, at 7:00 p.m., Monday, March 14, 2016. The Meeting was called to order by Mayor Renner.

2. Pledge of Allegiance to the Flag

The Meeting was opened by Pledging Allegiance to the Flag followed by a moment of silent prayer.

3. Remain Standing for a Moment of Silent Prayer

4. Roll Call

Mayor Renner directed the City Clerk to call the roll and the following members of Council answered present:

Aldermen: Kevin Lower, David Sage, Scott Black, Amelia Buragas, Mboka Mwilambwe, Jim Fruin, Karen Schmidt, Diana Hauman, Joni Painter and Mayor Tari Renner.

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

5. Public Comment

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

Vicki Tilton
Kevin Paxton
Rich Buchanan
Darrell Hartweg
Alton Franklin
Mike Raikes
Donna Boelen
Rob Fazzini
Eric Penn
Gary Lambert
Joe Walden

Glen Ludwig
Patricia Marton

6. Recognition / Appointments

The following was presented:

Item 6A. Certificate of Achievement for Excellence in Financial Reporting.

The following was presented:

Item 6B. Presentation by the Signage Committee, by Steve Rasmussen, Assistant City Manager, Tricia Stiller, Executive Director of Downtown Bloomington Association and Russell Francois of Francois & Associates. *(10 minutes)*

The following was presented:

Item 6C. Reappointment of Mark Fetzer to the Property Maintenance Review Board.

The following was presented:

Item 6D. Reappointment of Patti-Lynn Silva to the Police Pension Board.

The following was presented:

Item 6E. Reappointment of Sanae Ferrier to the Bloomington-Normal Sister City Committee (Japan).

The following was presented:

Item 6F. Recognition of the City of Bloomington by the American Heart Association for Promoting Employee Health and Fitness.

The following was presented:

7. Consent Agenda

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

Motion by Alderman Schmidt, seconded by Alderman Painter, that the Consent Agenda be approved.

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

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

Nays: None.

Motion carried.

The following was presented:

Item 7A: Consideration of approving the February 22, 2016 Regular City Council Meeting Minutes, the October 26 2015 City Council Work Session Meeting Minutes, October 12, 2015 Work Session Meeting Minutes, the September 12, 2015 Work Session Retreat Meeting Minutes and August 12, 2013 City Council Work Session Meeting Minutes.

The following was presented:

Item 7B. Consideration of approving Bills, Payroll and Electronic Transfers in the amount of \$8,961,580.56.

The following was presented:

Item 7C. Consideration of approving Reappointments to various Boards and Commissions.

The following was presented:

Item 7D. Consideration of waiving the formal bidding process of a limited source, as outlined in the limited source justification form, and enter into a Contract with Lai Ltd., of Rolling Meadows, Illinois, for the supply of two Wemco-Hidrostral Pumps for installation at the Water Treatment Plant.

The following was presented:

Item 7E. Consideration of approving the purchase of one scheduled replacement Rear Loading Refuse Truck for the Solid Waste Division of the Public Works Department.

The following was presented:

Item 7F. Consideration of adopting an Ordinance approving the Petition from Eastlake, LLC, requesting Annexation and Rezoning of the 16.946 Acre Tracts, more specifically, Tract 1 includes 16.246 Acres and Tract 2 includes 0.700 Acres to be known as The Grove on Kickapoo Creek, Seventh Addition, commonly located North of Ireland Grove Road and West of Township Road 2100 East.

ORDINANCE NO. 2016 – 12
AN ORDINANCE ANNEXING CERTAIN TERRITORY AS HEREINAFTER
DESCRIBED TO THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS
AND FOR REZONING

The following was presented:

Item 7G. Consideration of adoption of an ordinance for Case SP-01-16 Petition requesting approval of a Special Use Permit for a noncommercial parking lot in the R-2 Mixed Residential District for the property located at 900 and 901 N Roosevelt Ave.

ORDINANCE NO. 2016 – 13
AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A
Noncommercial parking lot in the R-2 District
FOR PROPERTY LOCATED AT: 900 & 901 N. Roosevelt

The following was presented:

Item 7H. Consideration of the application of PATH, Inc., located at 201 E Grove St., Suite 200, for a Limited Alcoholic Liquor License, Class LA, which would allow the selling and serving of all types of alcohol by the glass for consumption on the premises for a fund raiser to be held on April 7, 2016 from 4:00 p.m. to 12:00 a.m. at the Bloomington Center for the Performing Arts, 600 N. East St.

The following was presented:

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

ORDINANCE NO. 2016 – 14
AN ORDINANCE SUSPENDING PORTIONS OF SECTION 701 OF CHAPTER 31 AND
SECTION 26(d) OF CHAPTER 6 OF THE CITY CODE FOR A WEDDING RECEPTION AT
DAVIS LODGE ON MAY 7, 2016

The following was presented:

Item 7J. Consideration of approving an Ordinance Suspending Portions of Section 701 of Chapter 31 and Section 26(d) of Chapter 6 of the City Code for a Wedding Reception at Davis Lodge on May 20, 2016.

ORDINANCE NO. 2016 – 15
AN ORDINANCE SUSPENDING PORTIONS OF SECTION 701 OF CHAPTER 31 AND
SECTION 26(d) OF CHAPTER 6 OF THE CITY CODE FOR A WEDDING RECEPTION AT
DAVIS LODGE ON MAY 20, 2016

The following was presented:

Item 7K. Consideration of approving an Ordinance Suspending Portions of Section 701 of Chapter 31 and Section 26(d) of Chapter 6 of the City Code for a Wedding Reception at Davis Lodge on May 29, 2016.

ORDINANCE NO. 2016 – 16

AN ORDINANCE SUSPENDING PORTIONS OF SECTION 701 OF CHAPTER 31 AND SECTION 26(d) OF CHAPTER 6 OF THE CITY CODE FOR A WEDDING RECEPTION AT DAVIS LODGE ON MAY 29, 2016

The following was presented:

Item 7L. Consideration of approving an Ordinance Suspending Portions of Section 701 of Chapter 31 and Section 26(d) of Chapter 6 of the City Code for a Wedding Reception at Davis Lodge on June 4, 2016.

ORDINANCE NO. 2016 – 17

AN ORDINANCE SUSPENDING PORTIONS OF SECTION 701 OF CHAPTER 31 AND SECTION 26(d) OF CHAPTER 6 OF THE CITY CODE FOR A WEDDING RECEPTION AT DAVIS LODGE ON JUNE 4, 2016

The following was presented:

Item 7M. Consideration of approving a Resolution waiving the formal bidding process and enter into a Contract for supply and delivery of Cationic and Anionic polymer for water treatment purposes.

RESOLUTION NO. 2016 – 07

A RESOLUTION WAIVING THE FORMAL BIDDING PROCESS AND AUTHORIZING A CONTRACT WITH BRENN TAG MID-SOUTH, INC. FOR THE PURCHASE OF CATIONIC POLYMER AT \$0.665 PER POUND AND ANIONIC POLYMER AT \$1.25 PER POUND

The following was presented:

8. Regular Agenda:

Item 8A. Consideration of a Resolution approving a Contract for the Acquisition of the former Mennonite Hospital / Electrolux property located at 807 North Main Street.

RESOLUTION NO. 2016 – 08

A RESOLUTION APPROVING A CONTRACT TO PURCHASE COMMERCIAL REAL ESTATE LOCATED AT 807 NORTH MAIN STREET, BLOOMINGTON, ILLINOIS

David Hales, City Manager, introduced this item. He stated the City had a unique opportunity to make a strategic property purchase on the North end of the Main St. corridor. Several meetings had been held with 3 Kirk Holdings, LLC to consider sale of the property to the City. A Purchase Agreement had been drafted to allow the City to acquire this property.

Austin Grammer, Economic Development Coordinator, provided a brief overview. The former Mennonite Hospital building located at 807 N. Main St. was occupied by The Eureka Co. / Electrolux until 2011 when Electrolux relocated its offices to Charlotte, North Carolina. The owners of Kirk C & D Recycling purchased the subject property and three adjacent parcels from Electrolux in 2011 with the intent to demolish the building, subdivide the primary parcel at 807 N. Main St., and sell the properties to multiple developers. Recent developments on the adjacent former Electrolux parcels include the Rainstorm Car Wash at 814 N. Main St. and the “Flats on East” apartments at 902 N. East St. and 202 E. Walnut St.

Since 2011, the City had been approached by multiple developers who have expressed interest in acquiring the subject property and combining it with the adjacent parcels owned by Illinois Wesleyan University (IWU) with the intent to create a significant mixed-use development on the 4.093 acre block on the east side of Main St.

Due to a variety of factors, including the need for municipal assistance to help make the proposed projects feasible, no single private developer had taken the steps necessary to acquire the subject property and IWU parcels. With the demolition project ready to conclude later this spring, it is the owner’s intention to proceed with subdividing the subject property and sell the resulting small lots to multiple developers.

Staff had concerns that the potential subdividing of the subject property would represent a huge missed opportunity to create a significant development in the northern portion of downtown in favor of an uncoordinated piecemeal development. Therefore, it is staff’s recommendation that the City acquire the subject property after the demolition project is complete, partner with IWU, establish a Tax Increment Financing (TIF) District around these properties and market the site to potential developers. It would be the City’s intent to attract and support a significant whole-block development at this site that would be supportive of the Council’s and public’s vision for the downtown, form a link between downtown and the IWU campus and respect the historic integrity of the nearby Franklin Park neighborhood.

Mr. Grammer stated the agreed upon purchase price was \$1.4 million. He believed an appraisal would support that price. The City would have the option to renegotiate or walk away if the appraisal does not support that price. The City would undertake an environmental assessment. The timeline and terms depended on the completion of the demolition project.

Alderman Buragas stated she fully supported the resolution to purchase the property. She stated she was not in favor of developing the property into a TIF District at this time. There were other Economic Development tools to consider first.

Alderman Black stated the number one priority chosen as a Council was Economic Development. He believed the City could get the best investment for the tax payers' money and maximize this area for the community.

Mayor Renner stated this was a critical property not just for Route 66 but for the Main St. corridor, right near the City's oldest park, Franklin Park. The City needed to plan strategically for this property to make forward progress.

Alderman Mwilambwe questioned funds for the purchase. Mr. Hales stated the City had options including: 1.) borrowing from a financial institution for a five (5) to eight (8) year timeframe; 2.) A bond associated with infrastructure; 3.) The City's General Fund balance could be used for the purchase now and reimbursed with the sale of the property.

Alderman Fruin believed his voting track record indicated a pro-growth attitude for downtown. He stated each of the three (3) items on the Agenda were great projects. He believed there were other important projects to support. He could not support all three (3) tonight.

Alderman Lower stated he would vote "no" for this project. He believed government should not dictate what was built in this area.

Motion by Alderman Hauman, seconded by Alderman Buragas, that Council approve the Resolution approving the contract for the property located at 807 North Main Street be acquired from 3 Kirk Holdings, LLC at an acquisition price of \$1,400,000.00, and the Mayor and City Clerk be authorized to execute the necessary documents.

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

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

Nays: Aldermen Kevin Lower and Jim Fruin.

Motion carried.

The following was presented:

Item 8B. Consideration of approving a Resolution to authorize preliminary action, known as an Inducement Resolution, in connection with the redevelopment of the Commerce Bank and Front N' Center buildings in downtown Bloomington into a hotel, conference center and restaurant cluster.

RESOLUTION NO. 2016 – 09
A RESOLUTION IN SUPPORT OF A PROPOSED REDEVELOPMENT PROJECT FROM
BLOOMINGTON DOWNTOWN REDEVELOPMENT PARTNERS, LLC

Mr. Hales introduced this item. He stated this Resolution would create a complete development proposal with a development team.

At the February 16, 2016 Committee of the Whole meeting, consultants from SB Freidman Development Advisors presented their findings related to their review of the hotel/conference center/restaurant cluster redevelopment project proposed by Bloomington Downtown Redevelopment Partners, LLC (BDRP) for the Commerce Bank, Front N' Center and Elks Lodge buildings. Consultants from SB Freidman recommended that the Council approve an Inducement Resolution in support of BDRP's proposed project and requested that a complete development team and program be assembled.

Consultants from SB Freidman recommended that the City initiate the creation of a Tax Increment Finance (TIF) District and Business District (BD) in downtown that would include the subject properties so those economic development tools could be in place to support BDRP's proposed redevelopment project.

The proposed Inducement Resolution outlined a number of requirements that BDRP would need to meet in order to continue negotiations regarding municipal assistance for the proposed project. Once the requirements were met, staff would review BDRP's proposal to determine whether municipal assistance was needed, and if needed, staff would negotiate a redevelopment agreement with BDRP for review and approval by Council.

The passage of the proposed Inducement Resolution was necessary to allow BDRP's eligible expenses incurred before the establishment of the proposed TIF District and BD to be eligible for reimbursement should the proposed TIF District and BD be established and a Redevelopment Agreement be approved by Council. The Inducement Resolution had been prepared and reviewed by the City's TIF Attorney, Kathleen Field Orr & Associates.

City staff recommended the Inducement Resolution be approved so that BDRP could continue its work to secure a developer / hotel operator for the proposed downtown hotel with the assurance that Council was supportive of the project at this early stage.

Mayer Renner stated a Public Meeting would be held once a proposal was developed.

Alderman Sage stated he would support the resolution but had a number of concerns about the project. He questioned whether May 31, 2016 was an agreed upon date with SB Friedman to provide the data for review. Mr. Grammer answered affirmatively.

Alderman Fruin questioned whether environmental issues were addressed. Mr. Grammer stated that the property would be privately owned and therefore, the Developer would be responsible for those issues.

Alderman Black encouraged continuing to make this a fact-based discussion with public awareness and feedback. He believed this was a wise investment.

Alderman Schmidt believed this was a great opportunity for downtown. She continued to hear supportive comments from the community.

Alderman Lower believed this project was not going to help grow the local economy and was not in line with Council's goals. He stated he would vote "no".

Mayor Renner stated the City was not using funds from the current budget.

Alderman Hauman believed the City needed to be looking at long term strategy to redevelop downtown and this supported same. Alderman Black believed this was a smart, reasonable investment for the future.

Motion by Alderman Schmidt, seconded by Alderman Painter, that the Inducement Resolution in support of a proposed redevelopment project from Bloomington Downtown Redevelopment Partners, LLC be approved and authorize the Mayor and City Clerk to execute the necessary documents.

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

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

Nays: Alderman Kevin Lower.

Motion carried.

The following was presented:

Item 8C. Consideration of an Ordinance authorizing a Redevelopment Agreement between the City of Bloomington and BT Bloomington, LLC for the proposed redevelopment of the Colonial Plaza Shopping Center.

ORDINANCE NO. 2016 – 18
ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT
by and between
THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS
and
BT BLOOMINGTON, LLC
(Colonial Plaza)

Austin Grammer, Economic Development Coordinator, gave a brief overview. On August 24, 2015 Council approved an Inducement Resolution authorizing BT Bloomington, LLC (the owner of the vacant Kmart building and the Colonial Plaza Shopping Center) to proceed with preliminary work related to the redevelopment of the Colonial Plaza Shopping Center. The Inducement Resolution allowed for BT Bloomington, LLC's TIF-eligible expenses incurred before the establishment of a TIF District and the approval of the proposed Redevelopment Agreement be considered eligible for reimbursement. The Council formally approved the Empire Street Corridor TIF District on February 22, 2016.

Since the approval of the Inducement Resolution, Dick's Sporting Goods, Five Below, Home Goods, Carter's Oshkosh B'gosh and Designer Shoe Warehouse (DSW) had all signed leases or letters of intent to lease space in portions of Colonial Plaza controlled by BT Bloomington, LLC. Additionally, national retailer PetsMart had expressed interest in the vacant Circuit City building which was under separate ownership.

The proposed Redevelopment Agreement formalized the economic development incentives that had been negotiated between City staff and BT Bloomington, LLC to support the redevelopment project. The Ordinance and Redevelopment Agreement had been prepared and reviewed by the City's TIF Attorney, Kathleen Field Orr & Associates.

Staff recommended approval of the Ordinance and Redevelopment Agreement so that BT Bloomington, LLC could continue with the redevelopment of the Colonial Plaza Shopping Center.

Alderman Fruin welcomed the removal of the curb barrier between Colonial Plaza and Empire Plaza. He believed the project was a positive opportunity. Alderman Painter stated her support for the project.

Motion by Alderman Painter, seconded by Alderman Schmidt, that the Ordinance approving a Redevelopment Agreement between the City of Bloomington and BT Bloomington, LLC be approved, and authorize the Mayor and City Clerk to execute the necessary documents.

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

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

Nays: Alderman Lower

Motion carried.

The following was presented:

Item 8D. Consideration of approving a Resolution authorizing the submittal for the Multi Year General Architectural, Engineering and Land Surveying Services (RFQ 2016-04).

RESOLUTION NO. 2016 – 10

A RESOLUTION ESTABLISHING THE FIRMS IN GENERAL ARCHITECTURAL, ENGINEERING AND LAND SURVEYING THAT ARE DEEMED TO BE THE MOST QUALIFIED TO PERFORM SERVICES TO THE CITY FOR A THREE-YEAR PERIOD, WITH THE OPTION FOR REQUALIFICATION FOR TWO ADDITIONAL ONE-YEAR PERIODS

Steve Rasmussen, Assistant City Manager, and Bob Yehl, Water Director, gave a brief overview. Historically, the City had selected professional firms to provide architectural, engineering and land surveying services on an individual project basis. Most of these selections were performed using the Professional Services Quality Based Selection Process. This process involves: 1.) Sending out Request for Qualifications (RFQ), 2.) Reviewing the submitted Statement of Qualifications based on the criteria outlined in the RFQ and narrowing the list to a few consultants, 3.) Interviewing these consultants and 4.) Selecting the top consultants. To minimize individual bias, the process was performed by a committee of at least four individuals associated with the project, typically City staff. The process was very time consuming and expends considerable resources, especially when done on a project-by-project basis.

In order to increase staff efficiency, reduce limited resource expenditures and expedite the backlog of infrastructure maintenance and repair projects, this multi-year general architectural, engineering and land surveying services RFQ was pursued. The City's procurement agent was involved in this entire process to ensure that the procedure was performed in accordance with applicable standards. The purpose of this RFQ was to provide a list of professional firms that could be readily utilized for various projects throughout the City. Three (3) to four (4) firms were selected for each of the following categories: Architectural, Structural Engineering, Utility Infrastructure, Pavements, Traffic Control & Signals, Land Surveying and Environmental. The categories were determined based on the past projects within City departments that often use consultants. The selected consultants could be utilized in any department, but most utilization would be from Facilities, Parks, Recreation & Cultural Arts, Public Works and Water.

Since the consultants had already been selected through the Quality Based Selection Process, when a specific project arises under one of these categories, staff would determine the most qualified for the specific project and attempt to negotiate favorable contractual terms. If the

contractual terms or price cannot be agreed upon, staff would then start negotiating with the firm deemed to be the second most qualified for the project (and so on). Once staff had a recommended contract, the formal approval would go through the City's standard process for approval of contracts. Utilizing this system, City staff estimates that projects would start three to four months quicker than in the past.

In addition to the aforementioned benefits, this RFQ may reduce strain on City budgets by maximizing our ability to seek grants for projects. In accordance with The Brooks Act - Federal Government Selection of Architects and Engineers (Public Law 92-582), the Illinois Local Government Professional Services Selection Act (50 ILCS 510) and the Architectural, Engineering, and Land Surveying Qualifications Based Selection Act (30 ILCS 535), the Quality Based Selection Process must be followed if federal or state grants, loans or any other federal or state monies were used to fund any portion of the project.

Note that the City's Local Preference Ordinance was not applicable to this process as the legal and federal requirements require strict adherence to selection of such professionals based on qualifications.

Alderman Lower questioned the City's getting the most competitive bid and the size of projects. Mr. Yehl stated the criteria would be complexity and size.

Alderman Sage thanked the staff who worked on this process. He understood the benefits this would bring.

Alderman Black questioned the process in accordance with the ordinance just passed to use local firms. Mr. Yehl stated local preference stands alone, outside of the request for Quality Based Selection. Federal and Legal requirements would be adhered to for this process.

Alderman Schmidt questioned whether the list of firms would change after the Assistant City Manager discussed the criteria with firms who did not make the list. Mr. Rasmussen believed the list would not change as each firm selected were thoroughly reviewed and analyzed for qualifications. He stated that the City was not bound by this list.

Alderman Mwilambwe questioned whether a review of this process would occur to update the list of qualified firms. Mr. Yehl answered affirmatively. The Resolution was for a three (3) year period with the option to renew for two (2) additional one (1) year periods.

Motion by Alderman Hauman, seconded by Alderman Mwilambwe, that a Resolution establishing and selecting the firms in general architectural, engineering, and land surveying that are deemed to be the most qualified to perform services to the City, for a three-year period with the option to requalification for two additional one-year periods, be approved, and authorize the Mayor and City Clerk to execute the necessary documents.

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

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

Nays: None.

Recused: Alderman Amelia Buragas

[8:40 PM Minutes:] Alderman Buragas left the dais.

[8:49 PM Minutes:] Alderman Buragas returned to the Meeting.

Motion carried.

The following was presented:

Item 8E. Consideration of approving Alternate 2 design for the Fox Creek Bridge replacement at the Union Pacific Railroad.

Jim Karch, Public Works Director, gave a brief overview. Fox Creek Rd. was the primary access point for neighborhoods in the southwest corner of the City. The bridge over the Union Pacific Railroad had two lanes and no accommodations for pedestrians and bicyclists. The bridge was inadequate for current and future needs of the community, as were the sections of street west and east of it. This stretch, from Danbury Dr. to Beich Rd., was the remaining section of Fox Creek Rd. south corridor in need of widening and other improvements and was exhibiting both pavement and shoulder deterioration.

The Council hired Alfred Benesch & Company, Chicago, IL. in March 2014, as project consulting engineer. Benesch developed five alternatives. It used three criteria -- performance, public acceptance and cost. Benesch narrowed the selection to two (2) alternatives, Alternative 2 and Alternative 4, and presented them at a public meeting. Benesch concluded that Alternative 2 was the preferred option and staff concurs. Alternative 2 ranked higher than 4 in the public acceptance criterion. Staff requests Council concurrence before staff and Benesch proceed with additional planning and design phases. Benesch continued services were covered in the 2014 contract.

Both Alternatives have high performance for vehicular traffic and pedestrian and cyclist traffic. It should be noted that these improvements would serve a growing area, with access to parks and three schools, for decades to come.

Alderman Sage thanked Mr. Karch and staff for the effort put into the project. He stated this was a public safety project as well as an infrastructure project. Alderman Lower agreed with the concern for public safety in this area. He supported the project.

Motion by Alderman Sage, seconded by Alderman Lower that the Council approve Alternative 2 as the preferred bridge design option and direct staff and Alfred Benesch & Company to proceed with preconstruction work for bridge replacement and street improvements on Fox Creek Road from Danbury Drive to Beich Road.

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

Nays: None.

Motion carried.

The following was presented:

City Manager's Discussion

David Hales, City Manager, gave an update on the US Cellular Coliseum (USCC) management situation. After nearly ten (10) years of operation and management, John Butler, Central Illinois Arena Management (CIAM) President, informed the City that they would no longer extend their current USCC contract. USCC had been a major economic driver for downtown with increased revenue through Hotel/Motel taxes, food and beverage sales and much more. USCC had been recognized as one of the most profitable venues from a gross sales perspective. The legal department assisted in creating a new potential management agreement for USCC that would emulate industry standards and best practices to provide a more reasonable cost sharing and revenue sharing to maximize the gross sales with the City taking a greater share of the generated net profits. City staff had contacted tenants and those who have booked USCC to assure them they would continue to be provided with an outstanding experience. Staff was reviewing contracts previously signed between CIAM and event sponsors/promoters to have those assigned to the City during this interim period. Future event opportunities were being reviewed. CIAM's contract would end April 1, 2016. The City was exploring with CIAM a possible short-term extension of the contract while other management companies were being pursued. The City was negotiating with CIAM on the concession equipment installed in USCC. CIAM had purchased and installed approximately \$1 million in equipment. More information would be brought to Council as negotiations continue.

Mayor Discussion

Mayor Renner thanked Aldermen Fruin and Buragas for joining him on the One Voice trip.

City Alderman's Discussion

Alderman Hauman stated only two (2) residents attended the Budget Workshop on Saturday, April 12, 2016. She believed more could have benefited from the meeting. Harvest Church provided a special service for community elected officials which was attended by herself, Aldermen Schmidt, Painter and Mayor Renner. She questioned whether Public Comments could

be placed after Awards and Recognitions. Jeff Jurgens, Corporation Council, stated an Ordinance change would have to be written for such. She stated positive comments from the community were made for the Police presence at the Candidates rally.

Alderman Schmidt reminded Council of the Agenda Item Request form and asked for time to discuss on the next Committee of the Whole.

Motion by Alderman Hauman, seconded by Alderman Painter, to move into the Executive Session.

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

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

Nays: None.

Motion carried.

Adjournment

Motion made by Alderman Black, seconded by Alderman Mwilambwe, to adjourn the meeting at 9:42 p.m.

Motion carried (viva voce).

CITY OF BLOOMINGTON



Tari Renner, Mayor

ATTEST



Cherry L. Lawson, City Clerk