CITY OF Bloomington ILLINOIS

MINUTES
CITY COUNCIL - REGULAR SESSION
MONDAY, FEBRUARY 24, 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	Absent
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	Remote, 6:02 P.M.
Kent Lee	Council Member, Ward 8	Present
Tom Crumpler	Council Member, Ward 9	Present

Mayor Mwilambwe stated that Council Member Ward had requested to attend remotely due to professional work reasons.

Council Member Kearns made a motion, seconded by Council Member Danenberger, to allow Council Member Ward to attend remotely.

Mayor Mwilambwe directed the Clerk to call roll:

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

Motion carried.

Council Member Ward joined the meeting at 6:02 P.M.

Special Motion

Council Member Danenberger made a motion, seconded by Council Member Hendricks, to amend the regular agenda to allow the members of the City Council, Mayor, and staff to attend the vigil taking place in honor of the victims of the tragic event that occurred over the weekend, and moving Items: (1) 8.B. (Infrastructure Projects Dashboard); (2) 8.D. (Fiscal Year 2026 Budget Capitol Projects; and (3) 9 (Finance Director's Report) to the Committee of the Whole Meeting scheduled for March 17, 2025.

Council Member Montney expressed concerns with delaying discussions regarding water quality issues and planned capital projects.

Mayor Mwilambwe directed the Clerk to call roll:

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

Motion carried.

Recognition/Appointments

Item 6.A. Presentation of the City of Bloomington Police Department Police Officer Commission Certificates to Officer Elexis Swartzentruber, Officer Taylor White, and Officer Whitney Bozarth Upon Completion of Their Probationary Period, as requested by the Police Department.

Police Chief Jamal Simington introduced Officers Elexis Swartzentruber, Taylor White, and Whitney Bozarth and presented each with their Police Officer Commission Certificates.

Item 6.B. Recognition of Board & Commission Appointment, as requested by the Administration Department.

Leslie Yocum, City Clerk, recognized the appointment of Sreenivas Poondru, Liquor Commission.

Public Comment

Mayor Mwilambwe read a public comment statement of procedure. The following emailed public comment: (1) Kay Lanter; (2) Kathy Olson; (3) Brian Walsh; and (4) Skye Baker. The following spoke in-person: (1) Gary Lambert; (2) Zack Carlson; (3) Quinlan Tisdale; and (4) Noah Tang.

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 Danenberger, to approve the Consent Agenda as presented.

Item 7.A. Consideration and Action to Approve the Minutes of the January 27, 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 $9,450,003.08, as requested by the Finance Department. *(Recommended Motion: The proposed Bills and Payroll be approved.)*

Item 7.C. Consideration and Action on Approving Appointments to Boards & Commissions, as requested by the Administration Department. (*Recommended Motion: The proposed Appointments be approved.)*

Item 7.D. Consideration and Action on a Resolution Approving the First Amendment for the FY 2025 Utility Maintenance Project (Bid #2024-44) Agreement with George Gildner, Inc., Increasing the Total Amount of the Bid by $193,275.06, as requested by the Engineering Department. *(Recommended Motion: The proposed Resolution be approved.)*

RESOLUTION NO. 2025 – 033

A RESOLUTION APPROVING THE FIRST AMENDMENT FOR THE FY 2025 UTILITY MAINTENANCE PROJECT (BID #2024-44) AGREEMENT WITH GEORGE GILDNER, INC., INCREASING THE TOTAL AMOUNT OF THE BID BY $193,275.06

Item 7.E. Consideration and Action on a Resolution Approving an Intergovernmental Agreement (IGA) with the Bloomington and Normal Water Reclamation District (BNWRD) for Wastewater Treatment, as requested by the Engineering Department. *(Recommended Motion: The proposed Resolution be approved.)*

RESOLUTION NO. 2025 – 034

A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT (IGA) WITH THE BLOOMINGTON AND NORMAL WATER RECLAMATION DISTRICT (BNWRD) FOR WASTEWATER TREATMENT

Item 7.F. Consideration and Action on a Resolution Approving the Purchase of Radios for the Fire Department, from Motorola Solutions, in the Amount of $135,536.37, as requested by the Fire Department. *(Recommended Motion: The proposed Resolution be approved.)*

RESOLUTION NO. 2025 – 035

A RESOLUTION APPROVING THE PURCHASE OF RADIOS FOR THE FIRE DEPARTMENT, FROM MOTOROLA SOLUTIONS, IN THE AMOUNT OF $135,536.37

Item 7.G. Consideration and Action on a Resolution Approving a Unit Price Agreement with Calgon Carbon Corporation, for Premium Powdered Activated Carbon (Bid #202522), and Authorizing Purchase(s) under the Agreement Not to Exceed $62,500, as requested by the Water Department. *(Recommended Motion: The proposed Resolution be approved.)*

RESOLUTION NO. 2025 – 036

A RESOLUTION APPROVING A UNIT PRICE AGREEMENT WITH CALGON CARBON CORPORATION, FOR PREMIUM POWDERED ACTIVATED CARBON (BID #202522), AND AUTHORIZING PURCHASE(S) UNDER THE AGREEMENT NOT TO EXCEED $62,500

Item 7.H. Consideration and Action on a Resolution Approving a Unit Price Agreement with Carus LLC, for Sodium Hexametaphosphate (Bid #202522), and Authorizing Purchase(s) under the Agreement not to Exceed $47,500, as requested by the Water Department. *(Recommended Motion: The proposed Resolution be approved.)*

RESOLUTION NO. 2025 – 037

A RESOLUTION APPROVING A UNIT PRICE AGREEMENT WITH CARUS LLC, FOR SODIUM HEXAMETAPHOSPHATE (BID #202522), AND AUTHORIZING PURCHASE(S) UNDER THE AGREEMENT NOT TO EXCEED $47,500

Item 7.I. Consideration and Action on a Resolution Approving a Unit Price Agreement with Pencco, Inc., for Hydrofluosilicic Acid (Bid #2025-22), and Granting Authority for Purchase in Fiscal Years 2026, 2027, and 2028, as requested by the Water Department. *(Recommended Motion: The proposed Resolution be approved.)*

RESOLUTION NO. 2025 – 038

A RESOLUTION APPROVING A UNIT PRICE AGREEMENT WITH PENCCO, INC., FOR HYDROFLUOSILICIC ACID (BID #2025-22), AND GRANTING AUTHORITY FOR PURCHASE IN FISCAL YEARS 2026, 2027, AND 2028

Item 7.J. Consideration and Action on a Resolution Approving a Unit Price Agreement with Linde, Inc. for Carbon Dioxide (Bid #202522), and Authorizing Purchase(s) Under the Agreement Not to Exceed $215,000, as requested by the Water Department. *(Recommended Motion: The proposed Resolution be approved.)*

RESOLUTION NO. 2025 – 039

A RESOLUTION APPROVING A UNIT PRICE AGREEMENT WITH LINDE, INC. FOR CARBON DIOXIDE (BID #202522), AND AUTHORIZING PURCHASE(S) UNDER THE AGREEMENT NOT TO EXCEED $215,000

Item 7.K. Consideration and Action on a Resolution Approving an Agreement with G.A. Rich & Sons, Inc., for the PJ Keller Highway Watermain Replacement (Bid #2025-28), in the Amount of $494,960, as requested by the Water Department. *(Recommended Motion: The proposed Resolution be approved.)*

RESOLUTION NO. 2025 – 040

A RESOLUTION APPROVING AN AGREEMENT WITH G.A. RICH & SONS, INC., FOR THE PJ KELLER HIGHWAY WATERMAIN REPLACEMENT (BID #2025-28), IN THE AMOUNT OF $494,960

Item 7.L. Consideration and Action on a Resolution Approving an Agreement with Automatic Fire Sprinkler, for the Installation of a Fire Sprinkler System at the Creativity Center, Located on 107 E. Chestnut St. (Bid #2025-29), in the Amount of $84,225, as requested by the Arts & Entertainment Department and the Arts & Entertainment Department. *(Recommended Motion: The proposed Resolution be approved.)*

RESOLUTION NO. 2025 – 041

A RESOLUTION APPROVING AN AGREEMENT WITH AUTOMATIC FIRE SPRINKLER, FOR THE INSTALLATION OF A FIRE SPRINKLER SYSTEM AT THE CREATIVITY CENTER, LOCATED ON 107 E. CHESTNUT ST. (BID #2025-29), IN THE AMOUNT OF $84,225

Item 7.M. Consideration and Action on a Resolution Rejecting the Sole Bid Received for Bid #2025-25, Authorizing Waiving the Technical Bidding Requirements, and Authorizing City Staff to Negotiate an Agreement with Stark Excavating, Inc. for Wylie Drive and Maple Hill Road Intersection Improvements, as requested by the Engineering Department. *(Recommended Motion: The proposed Resolution be approved.)*

RESOLUTION NO. 2025 – 042

A RESOLUTION REJECTING THE SOLE BID RECEIVED FOR BID #2025-25, AUTHORIZING WAIVING THE TECHNICAL BIDDING REQUIREMENTS, AND AUTHORIZING CITY STAFF TO NEGOTIATE AN AGREEMENT WITH STARK EXCAVATING, INC. FOR WYLIE DRIVE AND MAPLE HILL ROAD INTERSECTION IMPROVEMENTS

Item 7.N. Consideration and Action on an Ordinance Approving the First Amendment for the FY2025 Sewer Rehabilitation (Bid #2025-07) Agreement with Hoerr Construction, Inc., in the Amount of $226,700.40, as requested by the Engineering Services Department. *(Recommended Motion: The proposed Ordinance be approved.)*

ORDINANCE NO. 2025 – 015

AN ORDINANCE APPROVING THE FIRST AMENDMENT FOR THE FY2025 SEWER REHABILITATION (BID #2025-07) AGREEMENT WITH HOERR CONSTRUCTION, INC., IN THE AMOUNT OF $226,700.40

Item 7.O. Consideration and Action on an Application from Green Top Grocery Cooperative, d/b/a Green Top Grocery, located at 921 E. Washington St., Requesting Approval of a Change in Classification from a Class PAS (Package, All Types of Alcohol, and Sunday Sales) to a Class PAPS (Package, All Types of Alcohol, On or Off Premises, and Sunday Sales), as requested by the City Clerk Department. *(Recommended Motion: The proposed Application be approved.)*

Mayor Mwilambwe directed the Clerk to call roll:

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

Motion carried.

Regular Agenda

Item 8.A. Consideration and Action on an Ordinance Waiving the Formal Bidding Requirements and Approving an Agreement with Front and Center Property, LLC for the Purchase of a Downtown Parking Complex in the Amount of $3,929,189.14, and Approving an Agreement Regarding the Donation of Certain Real Property, as requested by the Administration Department.

Mayor Mwilambwe noted that the deterioration of the properties had been long-standing issues for the City. He emphasized that the Ordinance presented provided an opportunity to redevelop the properties and contribute to the beatification of the Downtown.

City Manager Jeff Jurgens explained the proposed plan and walked through the agreements with Front and Center Property LLC, as well as with Consolidated Properties LLC.

Senior Deputy City Manager Billy Tyus shared that, while surface parking had not been the City's first desire, the temporary parking lots would be a significant help to support the increased visitors and events in the Downtown area including the Arena. He also mentioned that the parking lots would provide support for the planned housing development in the former Commerce Bank building.

Mayor Mwilambwe politely interrupted the presentation to ask for everyone present to join him in a moment of silence held in honor of the vigil starting offsite for the four individuals who had their lives taken over the weekend.

A moment of silence was held.

The presentation continued following the moment of silence.

City Manager Jurgens explained that the City had been trying for years to get the Front and Center, DUI Countermeasures, and Elk's buildings redeveloped, but that the poor condition of the properties had made it very difficult. HE discussed some of the struggles with the buildings over the years and went on to explain how the proposed Item, if approved, would give the City control of the properties, allowing the existing structures to be demolished for future redevelopment. He then discussed the agreements in more detail and stressed that obtaining control of the properties further provided the City the opportunity to facilitate redevelopment.

Council Member Becker expressed support for the project and emphasized the need for the agreements ensuring timely completion of the projects. He also expressed hope of involving local union leaders as plans were finalized. Sr. Deputy City Manager Tyus confirmed the agreements called for timely project completion.

Council Member Montney and City Manager Jurgens discussed how the surface parking proposed would be monetized similar to the City's parking garages.

Council Member Hendricks acknowledged concerns expressed about surface parking, stating that he, too, had emphasized to staff that the long-term result could not be parking. He trusted staff were committed to pursuing development opportunities and stated that he would continue to advocate for development.

Council Member Kearns and Sr. Deputy City Manager Tyus discussed measures staff had taken to avoid similar future situations of buildings being left vacant for extended periods. He noted the City's Vacant Properties Ordinance that allowed staff to inspect vacant buildings.

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

Mayor Mwilambwe directed the Clerk to call roll:

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

Motion carried.

ORDINANCE NO. 2025 - 016

AN ORDINANCE WAIVING THE FORMAL BIDDING REQUIREMENTS AND APPROVING AN AGREEMENT WITH FRONT AND CENTER PROPERTY, LLC FOR THE PURCHASE OF A DOWNTOWN PARKING COMPLEX IN THE AMOUNT OF $3,929,189.14, AND APPROVING AN AGREEMENT REGARDING THE DONATION OF CERTAIN REAL PROPERTY

Item 10.B. Presentation and Discussion of the Infrastructure Projects Dashboard, as requested by the Engineering Department and the Administration Department.

This Item was tabled to the Committee of the Whole scheduled for March 17, 2025.

Item 10.C. Consideration and Action on Approve a Resolution Enter into a Joint Funding Agreement for Federally Funded Construction of Hamilton Road, from Bunn Street to Commerce Parkway, in the Amount of $16,531,082, as requested by the Engineering Department.

City Manager Jurgens introduced the Item and asked Jim Karch, Interim Director of Engineering, to address Council.

Interim Director Karch provided an overview of the project, stating it had been in the works for 25 years. He noted the project also included a Constitution Trail component and would complement the upcoming Fox Creek Road improvement project.

Council Member Becker and Interim Director Karch discussed negotiations with the involved railroad that had been a long-standing challenge. Interim Director Karch shared those negotiations had been finalized to accommodate the project moving forward.

City Manager Jurgens and Interim Director Karch noted the closure of a dangerous intersection at Roads Lane and Morrissey Drive would also be remedied via project.

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

Mayor Mwilambwe directed the Clerk to call roll:

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

Motion carried.

RESOLUTION NO. 2025 - 043

A RESOLUTION TO ENTER INTO A JOINT FUNDING AGREEMENT FOR FEDERALLY FUNDED CONSTRUCTION OF HAMILTON ROAD, FROM BUNN STREET TO COMMERCE PARKWAY, IN THE AMOUNT OF $16,531,082

Item 10.D. Presentation and Discussion of the Fiscal Year 2026 Budget Capital Projects, as requested by the Finance Department.

This Item was tabled to the Committee of the Whole scheduled for March 17, 2025.

Finance Director's Report

This Item was tabled to the Committee of the Whole scheduled for March 17, 2025.

City Manager's Discussion

City Manager Jurgens provided an update on recent water quality issues noting that while some residents were not experiencing taste and odor problems, it was clear too many in the community were, which was unacceptable. He stated that the City was taking the issue extremely serious and was exploring temporary solutions that could be implemented as early as the following week, as well as looking into reactivating an old filtration system.

Council Member Montney asked where the public could find the most recent information on the water issues. City Manager Jurgens shared a banner could be clicked at the top of the City's website.

Mayor's Discussion

No discussion was held.

Council Member's Discussion

No discussion was held.

Executive Session

No Executive Session was held.

Adjournment

Council Member Ward made a motion, seconded by Council Member Hendricks, to adjourn the meeting.

Mayor Mwilambwe directed the Clerk to call roll:

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

Motion carried (viva voce).

The meeting adjourned at 7:24 P.M.

CITY OF BLOOMINGTON

Mboka Mwilambwe

Mboka Mwilambwe, Mayor

ATTEST

Amanda Stutsman

Amanda Stutsman, Deputy City Clerk

CITY OF BLOOMINGTON ESTABLISHED 1850