

CITY OF
BLOOMINGTON
COMMITTEE OF THE
WHOLE MEETING
FEBRUARY 17, 2025



COMPONENTS OF THE COUNCIL AGENDA

RECOGNITION AND PROCLAMATION

This portion of the meeting recognizes individuals, groups, or institutions publically, as well as those receiving a proclamation, or declaring a day or event.

PUBLIC COMMENT

Each regular City Council meeting shall have a public comment period not to exceed 30 minutes. Every speaker is entitled to speak for up to 3 minutes. To be considered for public comment, please complete a public comment card at least 5 minutes prior to the start of the meeting. The Mayor will randomly draw from the cards submitted. Public comment is a time to give comment. It is not a question and answer period and the City Council does not respond to public comments. Speakers who engage in threatening or disorderly behavior will have their time ceased.

CONSENT AGENDA

All items under the Consent Agenda are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member, City Manager or Corporation Counsel so requests; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda, which typically begins with Item No. 8.

The City's Boards and Commissions hold Public Hearings prior to some Council agenda items appearing on the Council's Meeting Agenda. Persons who wish to address the Council should provide new information that is pertinent to the issue before them.

PUBLIC HEARING

Items that require receiving public testimony will be placed on the agenda and noticed as a Public Hearing. Individuals have an opportunity to provide public testimony on those items that impact the community and/or residence.

REGULAR AGENDA

All items that provide the Council an opportunity to receive a presentation, ask questions of City Staff, seek additional information, or deliberate prior to making a decision will be placed on the Regular Agenda.

MAYOR AND COUNCIL MEMBERS

Mayor - Mboka Mwilambwe

City Council Members

Ward 1 - Jenna Kearns
Ward 2 - Vacant
Ward 3 - Sheila Montney
Ward 4 - John Danenberger
Ward 5 - Nick Becker
Ward 6 - Cody Hendricks
Ward 7 - Mollie Ward
Ward 8 - Kent Lee
Ward 9 - Tom Crumpler

City Manager - Jeff Jurgens

Sr. Deputy City Manager - Billy Tyus

Deputy City Manager - Sue McLaughlin

CITY LOGO DESIGN RATIONALE

The **CHEVRON** Represents:
Service, Rank, and Authority
Growth and Diversity
A Friendly and Safe Community
A Positive, Upward Movement and
Commitment to Excellence!

MISSION, VISION, AND VALUE STATEMENT

MISSION

To Lead, Serve and Uplift the
City of Bloomington

VISION

A Jewel of the Midwest Cities

VALUES

Service-Centered,
Results-Driven,
Inclusive

STRATEGIC PLAN GOALS

- Financially Sound City Providing Quality Basic Services
- Upgrade City Infrastructure and Facilities
- Grow the Local Economy
- Strong Neighborhoods
- Great Place - Livable, Sustainable City
- Prosperous Downtown Bloomington

AGENDA



**COMMITTEE OF THE WHOLE - REGULAR SESSION MEETING AGENDA
GOVERNMENT CENTER BOARDROOM, 4TH FLOOR, ROOM #400
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701
MONDAY, FEBRUARY 17, 2025, 6:00 PM**

1. Call to Order

2. Roll Call of Attendance

3. Public Comment

Individuals wishing to provide emailed public comment must email comments to publiccomment@cityblm.org at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person or remotely may register at www.cityblm.org/register at least 5 minutes before the start of the meeting for in-person public comment and at least 15 minutes before the start of the meeting for remote public comment.

4. 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.

- A. Consideration and Action to Approve the Minutes of the October 21, 2024, Regular Committee of the Whole Meeting, as requested by the City Clerk Department.
(Recommended Motion: The proposed Minutes be approved.)

5. Regular Agenda

- A. Presentation and Discussion on Housing Rehabilitation Programs, as requested by the Department of Community Impact & Enhancement and the Administration Department. *(Recommended Motion: None; Presentation only.) (Presentation by Melissa Hon, Community Impact & Enhancement Director, 10 minutes; and City Council Discussion, 15 minutes.)*
- B. Presentation and Discussion of the FY2026 Budget Preview, as requested by the Finance Department. *(Recommended Motion: None; Presentation only.) (Presentation by Scott Rathbun, Finance Director, 20 minutes; and City Council Discussion, 15 minutes.)*

6. City Manager's Report

7. Executive Session

8. Adjournment

Individuals with disabilities planning to attend the meeting who require reasonable accommodations to observe and/or participate, or who have questions about the accessibility of the meeting, should contact the City's ADA Coordinator at 309-434-2468 mhurt@cityblm.org.



CONSENT AGENDA ITEM NO. 4.A.

FOR COUNCIL: February 17, 2025

WARD IMPACTED: City-Wide Impact

SUBJECT: Consideration and Action to Approve the Minutes of the October 21, 2024, Regular Committee of the Whole Meeting, as requested by the City Clerk Department.

RECOMMENDED MOTION: The proposed Minutes be approved.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

Objective 1d. City services delivered in the most cost-effective, efficient manner

BACKGROUND: The minutes of the meetings provided have been reviewed and certified as correct and complete by the City Clerk. In compliance with the Open Meetings Act, minutes must be approved 30 days after the meeting or at the second subsequent regular meeting whichever is later. In accordance with the Open Meetings Act, minutes are available for public inspection and posted to the City's website within 10 days after approval.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Amanda Stutsman, Deputy City Clerk

ATTACHMENTS:

[CLK 1B Minutes](#)



MINUTES
COMMITTEE OF THE WHOLE - REGULAR SESSION
MONDAY, OCTOBER 21, 2024, 6:00 P.M.

The Committee of the Whole convened in regular session in the Government Center Boardroom at 6:00 P.M. Mayor Mboka Mwilambwe called the meeting to order.

Roll Call

Attendee Name	Title	Status
Mboka Mwilambwe	Mayor	Present
Jenna Kearns	Council Member, Ward 1	Present
Donna Boelen	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	Present
Kent Lee	Council Member, Ward 8	Absent
Tom Crumpler	Council Member, Ward 9	Present

Public Comment

Mayor Mwilambwe read a public comment statement of procedure. Surena Fish provided in-person public comment. Adan Rivera registered to speak but was not present. No emailed public comment was received.

Consent Agenda

No items were considered.

Regular Agenda

The following item was presented:

Item 5.A. Presentation of Public Works Department's Sidewalk & Resurfacing Experiment Updates, as requested by the Administration Department.

City Manager, Jeff Jurgens, briefly introduced the Item and how it was incorporated into the Continuous Improvement Initiative.

Josh Hansen, Total Compensation & Process Improvement Manager, discussed the Sidewalk Experiment, by describing the current process and the experiment taken. The experiment included six larger-scale job sites throughout the City with varying levels of complexity that had a direct impact on residents. He discussed the composition of the projects, as well as the experiences of the four-person City crew. He then made a comparison between running the projects with a City crew versus a third-party contractor. He noting costs were higher with the City crew. He concluded the presentation by discussing lessons learned and potential future enhancements including strategic site selections ensuring sites near each other were completed together. Mr. Hansen moved on to the Resurfacing Experiment, beginning with describing process differences. He shared that historically City crews filled potholes through

patching, which included throwing hot asphalt by hand. He explained the experiment included renting a street repaving machine that enabled repaving instead of patching. He compared the pros and cons of each process and concluded by discussing how utilizing a repaver full-time would better address repairs.

Council Member Becker and Public Works Director, Mose Rickey, discussed how staff currently patched by hand with a shovel. Director Rickey noted that staff would present an update including cost evaluations in December.

Council Member Montney expressed the importance of the sidewalk project. She and Mr. Hansen then discussed the cost comparison for the sidewalk projects in more detail. They then discussed the size of the crews needed for projects with Director Rickey.

Council Member Montney and Colleen Winterland, Asst. Director of Public Works, discussed the current process for vertical displacement sidewalk grinding and opportunities to address additional areas near reported site issues. Director Rickey noted his crew's initiative to finish projects to completion.

Council Member Becker asked if the sidewalk experiments resulted in sidewalk work completed quicker. Mr. Hansen stated that it was too early to say; however, he believed that the group would gain more synergy and improve over time. Mr. Hansen stated that aligning more funding to sidewalk infrastructure would make a positive impact, and that going forward, staff would have data to better understand the process and timeline.

Council Member Ward and Mr. Hansen discussed how the sidewalk projects were chosen. They then discussed the 50/50 Sidewalk Program as a resource for residents. Director Rickey noted the 50/50 Program was not highly utilized.

Council Member Ward relayed a question from a constituent who wanted to know if crews would replace the dirt and grass that was disturbed during projects. Mr. Hansen confirmed dirt and grass seed were added.

Director Rickey acknowledged that the experiments showcased how skilled Public Works staff are, and noted that performing the experiments came at a cost, as the same staff could not simultaneously complete other necessary work. He commended staff for taking on the experiments and highlighted the specific job sites that were selected in coordination with engineering to demonstrate the Department's diverse skill sets.

The following item was presented:

Item 5.B. Presentation by the Bloomington Housing Authority, as requested by the Administration Department.

Tasha Ajay-Scott, the newly hired Bloomington Housing Authority ("BHA") Director, discussed her background in Housing Authorities and then provided an overview of the BHA's 2025 Annual Plan. She stated that BHA would be working with the Illinois Housing and Urban Development ("HUD") to reevaluate the fair market rents in the area and ensure the housing vouchers held by participants were sufficient for the current market. She went on to explain that BHA would explore all options to expand leasing opportunities, including working with HUD's special purpose vouchers that come with supportive services and expanding their project-based voucher program. Director Ajay-Scott discussed interest in expanding the community's affordable housing footprint and highlighted how BHA would utilize technology to improve processes and procedures. She concluded by thanking the community for their warm welcome.

City Manager Jurgens was impressed by Director Ajay-Scott's openness to collaborate and commended her new ideas for addressing housing needs in the community.

Council Member Kearns expressed excitement for Director Ajay-Scott's leadership, noting that existing staff too have great ideas that would align well with the Director's vision.

Mayor Mwilambwe and Director Ajay-Scott discussed preliminary efforts to expand plans for affordable housing. She discussed ongoing efforts and projects, as well as interest in returning to Council with an update on capital improvement projects and other partnerships.

City Manager's Report

City Manager Jurgens provided an update on the disbandment of the homeless encampment, as well as the resources available. He shared that seven individuals had taken advantage of the Salvation Army's resources. He explained that the Coalition Working to Address Homelessness had plans to meet again to discuss next steps, address any other issues, as well as continue coordinating to further address homelessness in the community. He moved on to thank Public Works for completing the semi-annual bulk pickup on time and then ended by highlighting how successful Bloomington Bison home opening games had been.

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 7:03 P.M.

CITY OF BLOOMINGTON

ATTEST

Mboka Mwilambwe, Mayor

Amanda Stutsman, Deputy City Clerk



REGULAR AGENDA ITEM NO. 5.A.

FOR COUNCIL: February 17, 2025

WARD IMPACTED: City-Wide Impact

SUBJECT: Presentation and Discussion on Housing Rehabilitation Programs , as requested by the Department of Community Impact & Enhancement and the Administration Department.

RECOMMENDED MOTION: None; Presentation only.

STRATEGIC PLAN LINK:

Goal 4. Strong Neighborhoods

STRATEGIC PLAN SIGNIFICANCE:

Objective 4b. Upgraded quality of older housing stock

Objective 4c. Preservation of property/home valuations

BACKGROUND: On July 22, 2024, the City Council adopted a resolution (Resolution No. 2024 - 040) setting forth its priorities regarding the current housing stock, emphasizing the need for strategies to address housing affordability, availability, and quality within the community. One of the key priorities identified in the resolution was for City staff to develop a housing rehabilitation program. City staff will present an overview of the proposed program and how it (1) addresses and improves blighted areas; (2) adds more housing units back onto the market; and (3) provides potential incentives and support for property owners to rehabilitate and develop neighborhoods.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Melissa Hon, Department of Community Impact & Enhancement Director



REGULAR AGENDA ITEM NO. 5.B.

FOR COUNCIL: February 17, 2025

WARD IMPACTED: City-Wide Impact

SUBJECT: Presentation and Discussion of the FY2026 Budget Preview , as requested by the Finance Department.

RECOMMENDED MOTION: None; Presentation only.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

Objective 1a. Budget with adequate resources to support defined services and level of services

BACKGROUND: The FY2026 Budget is balanced but still being finalized. Budget totals, material assumptions, tax revenues, City-Wide variances to the prior year by fund, City-Wide, and General Fund variances to the prior year for revenues and expenditures, and capital/infrastructure improvement targets will be presented.

The FY2026 Budget Presentation will be made available on the City's website (bloomingtonil.gov) prior to the meeting. Stakeholders can locate this on the *Departments - Finance - Annual Budget - Budget Documents - FY2026* page of the website.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Scott Rathbun, Finance Director