CITY OF Bloomington ILLINOIS

MINUTES
CITY COUNCIL - REGULAR SESSION
MONDAY, FEBRUARY 10, 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	Present, 6:08 P.M.
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	Present
Tom Crumpler	Council Member, Ward 9	Present

Ward 2 Appointment

Item 5.A. Consideration and Action to Approve the Appointment of Micheal Mosley to Serve as the Council Member for Ward 2, as requested by Mayor Mboka Mwilambwe.

Mayor Mwilambwe recognized Ward 2 Council Member Donna Boelen’s recent resignation and her contributions to Council and the community at large. He then discussed the interview process for a Ward 2 replacement. He shared that Dr. Michael Mosley had consistently ranked as a top applicant among the Council Members, emerging as the consensus candidate. He concluded by highlighting Dr. Mosley’s community involvement.

Council Member Montney made a motion, seconded by Council Member Hendricks, to approve the proposed Appointment.

Mayor Mwilambwe directed the Clerk to call roll:

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

Motion carried.

Dr. Michael Mosley was then sworn in by City Clerk, Leslie Yocum.

Council Member Mosley formally joined the meeting at 6:08 P.M.

Recognition/Appointments

Item 6.A. Proclamation for Health for Humanity Yogathon, as requested by the Administration Department.

Mayor Mwilambwe presented the Proclamation to Sowjanya Mohan, who discussed the importance and health benefits of Surya Namaskar, or sun salutation, an ancient yogic practice.

Public Comment

Janet Dosen emailed public comment. No in-person public comment was received.

Public Hearings

Item 8. A. Public Hearing on the Community Development Block Grant (CDBG) 2025-2029 Consolidated Plan and Program Year 2025 Annual Action Plan, as requested by the Department of Community Impact & Enhancement.

Mayor Mwilambwe opened the public hearing at 6:20 P.M.

Melissa Hon, Community Impact & Enhancement Director, presented the CDBG 2025-2029 Consolidated Plan and 2025 Annual Action Plan. She explained that extensive community outreach had been conducted with more than 1,400 survey responses received. She discussed key goals of the Consolidated Plan: preserving existing affordable housing stock, eliminating slum and blight conditions, supporting the provision of public service activities, and improving public facilities and infrastructure. She then outlined the specific allocations in the 2025 Annual Action Plan, and noted the public comment period remained open until February 23, 2025. She ended by stating that the finalized plan would be submitted to the State of Illinois' Housing and Urban Development ("HUD") for approval once the City received its actual funding allocation amount.

Council Member Ward and Director Hon discussed how Home Sweet Home Ministries had applied for funding for their Street Outreach Program which worked with homeless individuals to obtain resources. They continued their discussion on slum and blight properties . Director Hon reported that the $35,000 allotted for slum and blight would likely address one to two demolitions, and pointed out that the City also utilizes other funding sources like the Illinois Department of Housing Association (IDHA) program for the effort.

Council Member Ward asked if CDBG funding was dependent on HUD and expressed concern with the State's current financial climate. Director Hon explained that the City had not received any indication funding would not be provided, and mentioned timing of allocations could vary.

Council Member Kearns thanked the presenters for their thoughtful and comprehensive community outreach efforts. She then asked about the increase in CDBG funds allocated to housing rehabilitation compared to the previous Consolidated Plan. William Bessler, Grants Manager, stated that the last plan allocated around 38-39% to housing rehab, while the new plan was in the mid-40% range.

Mayor Mwilambwe and Director Hon discussed how the $27,000 for General Administration was comprised of staff cost, software, etc. used to administer the programs effectively and efficiently.

Council Member Kearns inquired about the addition of allowing developers to apply for infrastructure money through the CDBG program. Director Hon explained the intent was to bring awareness to the opportunity, as the City wanted to make it available in case it could help fill a gap for affordable housing development projects. She noted that while the City had reached out to some developers, the CDBG funding amounts were quite minimal compared to large infrastructure costs typically associated with major developments. As a result, the opportunity was not often appealing for larger developers, but could benefit smaller organizations, such as the Community Land Trust that recently presented to Council.

City Clerk, Leslie Yocum, confirmed that no one had registered to testify.

Mayor Mwilambwe closed the public hearing at 6:36 P.M.

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 9.A. Consideration and Action to Approve the Minutes of the January 13, 2025, Regular City Council Meeting, as requested by the City Clerk Department. *(Recommended Motion: The proposed Minutes be approved.)*

Item 9.B. Consideration and Action on Approving Bills and Payroll in the Amount of $8,567,018.74, as requested by the Finance Department. *(Recommended Motion: The proposed Bills and Payroll be approved.)*

Item 9.C. Consideration and Action on a Resolution Authorizing an Amendment to Increase the Authority Granted by the Bloomington City Council on April 22, 2024, for the Purchase of Traffic Line Paint from Diamond Vogel Paint to a Total Not to Exceed $130,000, as requested by the Public Works Department. (*Recommended Motion: The proposed Resolution be approved.)*

RESOLUTION NO. 2025 – 021
A RESOLUTION AUTHORIZING AN AMENDMENT TO INCREASE THE AUTHORITY GRANTED BY THE BLOOMINGTON CITY COUNCIL ON APRIL 22, 2024, FOR THE PURCHASE OF TRAFFIC LINE PAINT FROM DIAMOND VOGEL PAINT TO A TOTAL NOT TO EXCEED $130,000

Item 9.D. Consideration and Action on a Resolution Approving an Intergovernmental Agreement between the City of Bloomington and the City of Lexington for the Use of the City of Bloomington Police Shooting Range Facility, as requested by the Police Department. *(Recommended Motion: The proposed Resolution be approved.)*

RESOLUTION NO. 2025 – 022

A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF BLOOMINGTON AND THE CITY OF LEXINGTON FOR THE USE OF THE CITY OF BLOOMINGTON POLICE SHOOTING RANGE FACILITY

Item 9.E. Consideration and Action on (1) a Resolution for Improvement Under the Illinois Highway Code, in the Amount Not to Exceed $699,688; (2) a Resolution Approving a Construction Engineering Services Agreement for Hamilton Road Phase I. for Motor Fuel Tax (MFT) Funds, with Hutchison Engineering, Inc., in an Amount Not to Exceed 699,688, as requested by the Engineering Department. *(Recommended Motion: The proposed Resolutions be approved.)*

RESOLUTION NO. 2025 – 023

A RESOLUTION FOR IMPROVEMENT UNDER THE ILLINOIS HIGHWAY CODE, IN THE AMOUNT NOT TO EXCEED $699,688

RESOLUTION NO. 2025 – 024

A RESOLUTION APPROVING A CONSTRUCTION ENGINEERING SERVICES AGREEMENT FOR HAMILTON ROAD PHASE I. FOR MOTOR FUEL TAX (MFT) FUNDS, WITH HUTCHISON ENGINEERING, INC., IN AN AMOUNT NOT TO EXCEED 699,688

Item 9.F. Consideration and Action on a Resolution Waiving the Formal Bidding Requirements and Authorizing the Payment of an Invoice to the McLean County Highway Department, for the Road Repair to Pipeline Road Addressing a Watermain Path Settlement, in the Amount of $50,639.20, as requested by the Water Department. *(Recommended Motion: The proposed Resolution be approved.)*

RESOLUTION NO. 2025 – 025

A RESOLUTION WAIVING THE FORMAL BIDDING REQUIREMENTS AND AUTHORIZING THE PAYMENT OF AN INVOICE TO THE MCLEAN COUNTY HIGHWAY DEPARTMENT, FOR THE ROAD REPAIR TO PIPELINE ROAD ADDRESSING A WATERMAIN PATH SETTLEMENT, IN THE AMOUNT OF $50,639.20

Item 9.G. Consideration and Action on a Resolution Approving a Contract with Wm. Masters, Inc. for the Miller Park Zoo Rainforest Building HVAC Rooftop Unit Replacement (Bid #2025-19), in the Amount of $419,890, as requested by the Parks & Recreation Department. *(Recommended Motion: The proposed Resolution be approved.)*

RESOLUTION NO. 2025 – 026

A RESOLUTION APPROVING A CONTRACT WITH WM. MASTERS, INC. FOR THE MILLER PARK ZOO RAINFOREST BUILDING HVAC ROOFTOP UNIT REPLACEMENT (BID #2025-19), IN THE AMOUNT OF $419,890

Item 9.H. Consideration and Action on a Resolution Approving an Agreement with H.J. Eppel & Co., Inc., for the FY 2025 Parking Lots and Trail Resurfacing Program (Bid #2025-24), in the Amount of $384,731.50, as requested by the Engineering Department. *(Recommended Motion: The proposed Resolution be approved.)*

RESOLUTION NO. 2025 – 027

A RESOLUTION APPROVING AN AGREEMENT WITH H.J. EPPEL & CO., INC., FOR THE FY 2025 PARKING LOTS AND TRAIL RESURFACING PROGRAM (BID #2025-24), IN THE AMOUNT OF $384,731.50

Item 9.I. Consideration and Action on a Resolution Approving a Contract with Henson Republic Company, for the Bloomington Center for Performing Arts (BCPA) Roof Repair and Replacement (Bid #2025-27), in the Amount of $668,563, as requested by the Arts & Entertainment Department. *(Recommended Motion: The proposed Resolution be approved.)*

RESOLUTION NO. 2025 – 028

A RESOLUTION APPROVING A CONTRACT WITH HENSON REPUBLIC COMPANY, FOR THE BLOOMINGTON CENTER FOR PERFORMING ARTS (BCPA) ROOF REPAIR AND REPLACEMENT (BID #2025-27), IN THE AMOUNT OF $668,563

Item 9.J. Consideration and Action on a Resolution Authorizing the City to Petition to Annex the Property Located at 1706 Morrissey Drive and Five other City-Owned Properties into the Bloomington Normal Water Reclamation District, as requested by the Legal Department. *(Recommended Motion: The proposed Resolution be approved.)*

RESOLUTION NO. 2025 – 029

A RESOLUTION AUTHORIZING THE CITY TO PETITION TO ANNEX THE PROPERTY LOCATED AT 1706 MORRISSEY DRIVE AND FIVE OTHER CITY-OWNED PROPERTIES INTO THE BLOOMINGTON NORMAL WATER RECLAMATION DISTRICT

Item 9.K. Consideration and Action on a Resolution Approving an Agreement with the Bloomington Normal Water Reclamation District (BNWRD) for an Easement along Sugar Creek (PINs: 14-33-151-008 and 14-33-151-002), as requested by the Water Department. *(Recommended Motion: The proposed Resolution be approved.)*

RESOLUTION NO. 2025 – 030

A RESOLUTION APPROVING AN AGREEMENT WITH THE BLOOMINGTON NORMAL WATER RECLAMATION DISTRICT (BNWRD) FOR AN EASEMENT ALONG SUGAR CREEK (PINS: 14-33-151-008 AND 14-33-151-002)

Item 9.L. Consideration and Action on an Ordinance Approving Amendments to Amended and Restated Lease Agreement Setting Lease Payment Amounts for 2025, as requested by the Legal Department and the Administration Department. *(Recommended Motion: The proposed Ordinance be approved.)*

ORDINANCE NO. 2025 – 012

AN ORDINANCE APPROVING AMENDMENTS TO AMENDED AND RESTATED LEASE AGREEMENT SETTING LEASE PAYMENT AMOUNTS FOR 2025

Item 9.M. Consideration and Action on an Ordinance Approving the Final Plat of the Resubdivision of Lots 263-272 Second Addition to Harvest Pointe Subdivision (PINs: 15-32-355-008 through -017), as requested by the Development Services Department. *(Recommended Motion: The proposed Ordinance be approved.)*

ORDINANCE NO. 2025 – 013

AN ORDINANCE APPROVING THE FINAL PLAT OF THE RESUBDIVISION OF LOTS 263-272 SECOND ADDITION TO HARVEST POINTE SUBDIVISION (PINS: 15-32-355-008 THROUGH -017)

Item 9.N. Consideration and Action on an Ordinance Approving a Special Use Permit for Multiple-Family Dwellings in the C-1 (Office) District, for the Property Located at 1312 E. Empire Street (PIN: 14-34-480-030), as requested by the Development Services Department. *(Recommended Motion: The proposed Ordinance be approved.)*

ORDINANCE NO. 2025 – 014

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR MULTIPLE-FAMILY DWELLINGS IN THE C-1 (OFFICE) DISTRICT, FOR THE PROPERTY LOCATED AT 1312 E. EMPIRE STREET (PIN: 14-34-480-030)

Item 9.O. Consideration and Action on an Application from Around the Corner, Inc., d/b/a DR McKays Bar and Grill, located at 909 N. Hershey Rd., Suite 2, is Requesting Approval of a Change in Classification from a Class TAS (Tavern, All Types of Alcohol, and Sunday Sales) to a Class RAS (Restaurant, All Types of Alcohol, and Sunday Sales) Liquor License, as requested by the City Clerk Department. *(Recommended Motion: The proposed Application be approved.)*

Item 9.P. Consideration and Action on an Application from Ma Bhavani, LLC, d/b/a Bidi Smoker, located at 2303 E. Washington St., Suite 1, Requesting Approval for the Creation of a

Class PAS (Package, All Types of Alcohol, and Sunday Sales) Liquor License, as requested by the City Clerk Department. *(Recommended Motion: The proposed Application be approved.)*

Mayor Mwilambwe directed the Clerk to call roll:

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

Motion carried.

Regular Agenda

Item 10.A. Consideration and Action on a Resolution Approving the Fiscal Year 2026 John M. Scott Health Care Trust Category I and Category II Grant Awards and Programmatic Agreements, in the Amount of $763,532, as requested by the Department of Community Impact & Enhancement.

City Manager Jurgens reminded Council that in addition to serving as City Council Members and as Township Board Members, they also serve as Trustees for the John M. Scott Trust, a very impactful program that has done a lot of good in the community

William Bessler, Grants Manager, thanked Dr. Judy Neubrander, John M. Scott Health Care Commission Chairperson, and the John M. Scott Commission for their tireless efforts to improve community health through the grant program. He also expressed appreciation for the community members and his staff who assisted the Commission in reviewing grant applications.

Dr. Neubrander, shared she felt privileged to lead the Commission's efforts. She echoed Mr. Bessler's sentiments and went on to explain each grant category in detail, the application process, the number of requests for each category, and what each could be used for. She also acknowledged the valuable contributions of the community volunteers who assisted the Commission in the review process.

Council Member Ward made a motion, seconded by Council Member Hendricks, to approve the Item as presented.

Mayor Mwilambwe directed the Clerk to call roll:

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

Motion carried.

RESOLUTION NO. 2025 - 031

A RESOLUTION APPROVING THE FISCAL YEAR 2026 JOHN M. SCOTT HEALTH CARE TRUST CATEGORY I AND CATEGORY II GRANT AWARDS AND PROGRAMMATIC AGREEMENTS, IN THE AMOUNT OF $763,532

Item 10.B. Continued Consideration and Action on an Ordinance Amending the Bloomington City Code Updating Chapter 35, Section 75 Pertaining to the Composition of the Public Safety and Community Relations Board (PSCRB), as requested by the Public Safety & Community Relations Commission.

Michael Hurt, Chief Diversity & Inclusion Officer and PSCRB staff liaison, provided a brief history of the Item and Council's direction for the PSCRB to reconsider the PSCRB's request. He reminded Council of the PSCRB's challenges to recruit youth members and their desire to amend the City Code to allow for adult members to be appointed in place of youth members. Mr. Hurt reported that, after additional review by the PSCRB, the PSCRB did not wish to amend their City Code request.

Rachel McFarland, PSCRB Chair, shared that the PSCRB struggles to have a quorum, as members often had difficulty attending meetings and that the two previous youth members had only stayed for a year and did not attend meetings regularly. She discussed efforts of the PSCRB to recruit youth members, and that they had found young people were not interested due to busy schedules with sports, music, and other activities. She emphasized the PSCRB's feeling that youth representation was important, and stressed the difficulty of requiring two youth members. She ended by reiterating the PSCRB's wish to change the wording to "may" instead of "must" to allow for more flexibility in filling positions.

Council Member Ward questioned how eliminating the youth requirement would address quorum issues stressing the problem seemed to be with adult members not attending. Chair McFarland acknowledged the PSCRB's consistent struggle to achieve a quorum and explained that increasing the board size would make it more difficult.

Council Member Ward shared that she was aware of at least one you application that had been submitted, but due to an oversight had not been considered. She believed the issue was with the application process, not the need for changing the PSCRB's composition.

Council Member Ward made a motion, seconded by Council Member Hendricks, to deny the Item as presented.

Mr. Hurt and Council Member Ward discussed the youth application she'd mentioned. He reiterated the PSCRB's bad luck in gaining youth interest over the past two and a half years.

Chair McFarland noted while the PSCRB had received names of students from school resource officers, many times parents had not supported participation.

Council Member Montney confirmed with Mr. Hurt and Chair McFarland that, on average, youth members attended fewer meetings than adults.

Council Member Hendricks supported the motion, noting that as a high school social studies teacher, he saw students who were active and engaged, and wanting to be involved in local government and service. He believed the opportunity to serve on the PSCRB was an important way to provide an outlet for youth and stressed the need for Council to take on finding youth participants.

Mayor Mwilambwe directed the Clerk to call roll:

AYES: Kearns, Danenberger, Hendricks, Ward, Crumpler

NAYES: Mosley, Montney, Becker, Lee

Motion carried.

<u>Item 10.C. Consideration and Action on a Resolution Waiving the Formal Bidding Requirements and Authorizing the City Manager to Approve an Agreement to Purchase a Gas Chromatograph Machine from Midwest Lab Solutions, Inc. in the Amount of $163,991.10, as requested by the Water Department.</u>

City Manager Jurgens explained the City's recent taste and water issues were associated to having to switch between Lake Bloomington and Lake Evergreen. He explained that Water Director Ed Andrews was working to expedite implementing of a new filtering system in the current fiscal year that had been planned for next fiscal year. City Manager Jurgens emphasized that while the water was safe, the taste and odor was unacceptable, and a big priority staff were working to resolve.

Director Andrews stressed that the water met all federal and state safety parameters, and sincerely recognized complaints of taste and odor. He noted they were caused by elevated levels of geosmin and Methyl-isoborneol (MIB) compounds. He shared that his team continued to field calls from concerned residents offering free water sampling at residences to address individual issues. Director Andrews explained that the decision to switch the water supply from Lake Bloomington to Lake Evergreen was driven by Lake Bloomington's water level dropping nearly eight feet, while Evergreen's was only down 2.7 feet. He acknowledged Evergreen historically having higher levels of the taste and odor compounds, which lead to complaints. He discussed steps staff were taking to improve taste and odor quality. He supported the need for onsite testing and how the turnaround time for results would improve from 7-8 days to 20minutes. He stressed the importance of treating water with current testing results verses week-old data and how the improved testing time would better equip staff to address taste and odor.

Council Member Kearns confirmed both lakes had contributed to the taste and odor.

Council Member Montney and Director Andrews discussed how Lake Springfield had combated a similar issue. Director Andrews explained that granulated charcoal when added to the top of the filter beds could combat taste and odor concerns.

Council Member Becker asked what had been done in the past to remedy similar issues and asked for an estimated timeframe for the concerns to be rectified. Director Andrews stated that while rain would help, in the past, a powder activated carbon (PAC) system had helped address issues. He stated the taste and odor issues should subside by winter, and that they could only monitor and try and adjust treatment until the new PAC silo system could be implemented. Director Andrews cautioned that fully eliminating the compounds would require a much larger investment, potentially tens of millions. As a result, staff were trying to be responsible and responsive by implementing the PAC system, which had helped address similar issues in the past.

Mayor Mwilambwe confirmed that the lake switch happened on January 31, 2025.

Council Member Lee asked for additional information on how the testing equipment would be used in conjunction with the PAC and when it would be online. Director Andrews stated the PAC system would not be online for 12-18 months due to manufacturing time. He then reiterated how quicker testing times will improve staff's ability to improve taste and odor.

Council Member Mosley and Director Andrews discussed benefits of the PAC and testing systems to expedite corrective measures, as well as how the two lakes impacted taste and odor. Director Andrews stated he'd rather field concerns about taste and order than have to issue a water restriction by summer.

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

Mayor Mwilambwe directed the Clerk to call roll:

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

Motion carried.

RESOLUTION NO. 2025 - 032

A RESOLUTION WAIVING THE FORMAL BIDDING REQUIREMENTS AND AUTHORIZING THE CITY MANAGER TO APPROVE AN AGREEMENT TO PURCHASE A GAS CHROMATOGRAPH MACHINE FROM MIDWEST LAB SOLUTIONS, INC. IN THE AMOUNT OF $163,991.10

City Manager's Discussion

City Manager Jeff Jurgens thanked Water staff for their efforts to address the water quality issues. He reiterated that the water was safe to drink, and that staff were working hard to resolve the issue as quickly as possible. He then provided updates on recent successful Arena events, which had over 22,000 visitors and had made an estimated $2 million economic impact. He ended by previewing the City's plans to roll out two new website dashboards, one for licenses/permits and another for infrastructure projects, both focused on improved transparency.

Mayor's Discussion

Mayor Mwilambwe expressed appreciation for the new City dashboards, stating they would make it easier for the public to access important information. He also mentioned being excited about progress on the Downtown Streetscape Project.

Council Member's Discussion

Council Member Crumpler shared that Melissa Christman had been hired as the new CEO of the Bloomington Normal Convention & Visitor’s Bureau, after a national search.

Council Member Mosley thanked the Mayor and Council for his appointment, stating that he would do his best to learn from the current Council and to serve Ward 2 well. He ended by thanking his wife and family for their support.

Executive Session

Council Member Hendricks made a motion, seconded by Council Member Crumpler, to enter into Executive Session per 2(C)(11) of 5ILCS 120 of the Open Meetings Act to discuss pending litigation and per 2(C)(12) of 5ILCS 120 of the Open Meetings Act to discuss a claim settlement.

Mayor Mwilambwe directed the Clerk to call roll:

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

Motion carried.

Council entered Executive Session at 7:39 P.M.

Adjournment

Council Member Ward made a motion, seconded by Council Member Hendricks, to return to open session and adjourn the meeting.

Mayor Mwilambwe directed the Clerk to call roll:

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

Motion carried.

Council returned to open session and the meeting was adjourned at 7:46 P.M.

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

CITY OF BLOOMINGTON ESTABLISHED 1850