MINUTES
REGULAR SESSION CITY COUNCIL MEETING
MONDAY, JANUARY 24, 2022, 6:00 P.M.

The City Council convened in regular session virtually via Zoom conferencing with Mayor Mboka Mwilambwe, the City Manager, Tim Gleason, and City Clerk, Leslie Yocum, in-person in Government Center Chambers at 6:00 p.m., Monday, January 24, 2022. The meeting was called to order by Mayor Mwilambwe.

Roll Call

Attendee Name	Title	Status	Arrived
Jamie Mathy	Council Member, Ward 1	Remote	
Donna Boelen	Council Member, Ward 2	Remote	
Sheila Montney	Council Member, Ward 3	Remote	
Julie Emig	Council Member, Ward 4	Remote	
Nick Becker	Council Member, Ward 5	Remote	
De Urban	Council Member, Ward 6	Remote	
Mollie Ward	Council Member, Ward 7	Remote	
Jeff Crabill	Council Member, Ward 8	Present	
Tom Crumpler	Council Member, Ward 9	Remote	
Mboka Mwilambwe	Mayor	Present	

Recognition/Appointments

A. Proclamation recognizing February 1-7, 2022, as National Gun Violence Survivors' Week

Mayor Mwilambwe presented the Proclamation and recognized National Gun Violence Survivors' Week as February 1- 7, 2022. Laurie Bell and Shelia Harris, Survivor Membership Leads with Moms Demand Action, accepted the Proclamation. They expressed appreciation for the City's recognition and welcomed the community to attend a vigil at the McLean County History Museum on January 30, 2022, to remember those lost to gun violence.

B. Proclamation recognizing Health for Humanity January 15-22, 2022

Mayor Mwilambwe presented the Proclamation for Health for Humanity. Mandava V Rao, Sanghachalak (President) of HSS-Bloomington/Normal Chapter, was present to accept the Proclamation. He expressed appreciation and discussed the benefits of yoga.

C. Recognition of Appointments to Various Boards & Commissions

Mayor Mwilambwe recognized the appointments of Connor Kaeb to the Citizens' Beautification Committee and Goverdhan Galpalli to the Planning Commission.

Public Comment

Mayor Mwilambwe read a public comment statement of procedure. No virtual or emailed public comment was received. Linda Stroud and Carl Kunkle spoke in-person.

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 Boelen made a motion, seconded by Council Member Becker, that the Consent Agenda, including all items listed below, be approved as presented with the exception of Item 7.K.

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

AYES: Mathy, Boelen, Montney, Emig, Becker, Urban, Ward, Crabill, Crumpler

Motion carried.

Item 7.A. Consideration and action to approve the Minutes of the December 6, 2021, Regular City Council Meeting, as requested by the City Clerk Department. *(Recommended Motion: The proposed Minutes be approved.)*

Item 7.B. Consideration and action to approve the Minutes of the December 13, 2021, Regular City Council Meeting, as requested by the City Clerk Department. *(Recommended Motion: The proposed Minutes be approved.)*

Item 7.C. Consideration and action to approve Bills and Payroll in the amount of $6,488,372.14, as requested by the Finance Department. *(Recommended Motion: The proposed Bills and Payroll be approved.)*

Item 7.D. Consideration and action to reject the Bid for the Arena Ticket Office Remodel Project (Bid #2022-19), as requested by the Procurement Division and the Parks, Recreation and Cultural Arts Department. *(Recommended Motion: The proposed Bid for the Arena Ticket Office Remodel Project be rejected.)*

Item 7.E. Consideration and action to approve an Agreement between the Town of Normal, McLean County, the Bloomington-Normal Water Reclamation District, and the Ecology Action Center, for Storm Water Education Program Services in the amount of $18,310 per year (City of Bloomington portion) for three (3) years (with a built-in annual inflator equal to the rise in the Consumer Price Index or three (3) percent, whichever is less, for years two and three), as requested by the Public Works Department. *(Recommended Motion: The proposed Agreement be approved.)*

Item 7.F. Consideration and action to approve a Contract with Donohue & Associates, Inc., for Settled Water Piping Improvements Construction Observation, in the amount of $51,000 utilizing RFQ #2019-34, as requested by the Public Works Department. *(Recommended Motion: The proposed Contract be approved.)*

Item 7.G. Consideration and action on an Ordinance Authorizing a Construction Contract Between the City of Bloomington and G.A. Rich & Sons, Inc., for the Settled Water Piping Improvements Project (Bid #2022-18), in the Amount of $301,900, as requested by the Public Works Department. *(Recommended Motion: The proposed Ordinance be approved.)*

Item 7.H. Consideration and action on an Ordinance Authorizing a Construction Contract Between the City of Bloomington and A&R Mechanical Services, for FY 2022 Sugar Creek Force Main Improvements (Bid #2022-16), in the Amount of $1,738,665.22, as requested by the Public Works Department. *(Recommended Motion: The proposed Ordinance be approved.)*

Item 7.I. Consideration and action on an Ordinance Approving (a) an Easement Agreement Between Hall Farms Trust and the City of Bloomington, (b) an Easement Agreement Between Nord Farmers, Inc., and the City of Bloomington, and (c) an Easement Agreement Between CWP Bloomington Farms, LLC, and the City of Bloomington, in Conjunction with the FY 2022 Sugar Creek Force Main Improvements Project, as requested by the Public Works Department. *(Recommended Motion: The proposed Ordinance be approved.)*

Item 7.J. Consideration and action to approve an Application from 9JKD10, LLC, d/b/a Franzetti's Pantry Plus, located at 801 E. Washington St., for a change in liquor license classification from a Class PBS (Package, Beer and Wine Only, and Sunday Sales) to a Class PAS (Package Sales, All Types of Alcohol, and Sunday Sales) Liquor License, as requested by the City Clerk Department. *(Recommended Motion: The proposed Change in Classification be approved.)*

Item 7.K. was removed from the Consent Agenda by Council Member Boelen.

Item 7.L. Consideration and action to approve a Lake Bloomington Lot Transfer, Petition and Supplemental Agreement for Lot 2 in Block 2 in Camp Kickapoo, from Michael Kirchner to the petitioners, Anna and James Kolstad, as requested by the Public Works Department. *(Recommended Motion: The proposed Lot Transfer, Petition, and Supplemental Agreement be approved.)*

Item 7.M. Consideration and action to approve a Lake Bloomington Lot Transfer and Supplemental Agreement for Lot 2 in Block 13 in Camp Potawatomie, from Dean O. Campbell to the petitioner, Jacon Allen, as requested by the Public Works Department. *(Recommended Motion: The proposed Lot Transfer, Petition, and Supplemental Agreement be approved.)*

Items Removed from the Consent Agenda

Item 7.K. Consideration and action to approve an Application from Jay Sadhimma Three, LLC, d/b/a Crave Hot Dogs and BBQ, to be located at 2401 E. Oakland Ave., Unit B requesting a Class RAS.

Council Member Boelen expressed concern about parking for the business and the liquor license type requested. She noted a U-Haul business that also operated out of the neighboring Shell gas station and shared parking lot.

Leslie Yocum, City Clerk, read a portion of the December 14, 2021, Liquor Commission minutes regarding the parking discussion. She noted that a representative from the Economic and Community Development Department ("ECD") had been present at the meeting and that no concerns had been expressed by the department representative.

Mayor Mwilambwe, who is also the Liquor Commission chair, stated that the Liquor Commission had not expressed concern with the parking as presented. Council Member Boelen stated that she did not believe 10 parking spaces was enough for a restaurant anticipated to seat 30 people. Council Member Boelen and Mayor Mwilambwe discussed sending the item back to the Liquor Commission for further consideration.

Mrs. Yocum noted answers provided on the establishment's license, and that the applicant had listed the business as a quick-serve restaurant, which generally would require fewer parking spots. She reminded Council that the application had been reviewed and approved by ECD.

Council Member Boelen supported the restaurant but reiterated her concern of the neighboring U-Haul business.

Council Member Boelen made a motion, seconded by Council Member Montney, that the proposed License be approved.

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

AYES: Mathy, Boelen, Montney, Emig, Becker, Urban, Ward, Crabill, Crumpler

Motion carried.

Regular Agenda

The following item was presented:

Item 8.A. Presentation of FY2023 Budget Preview, as requested by the Finance Department.

City Manager Tim Gleason introduced the item by explaining the budget process and how staff had worked to explain the figures included in the presentation. He noted that the presentation was the first for Fiscal Year 2023 ("FY23") and highlighted that FY23 would be the first year the City paid cash for leases and equipment verses buying on credit. City Manager Gleason stressed that staff were cautiously optimistic as they continued to prep the budget knowing it could be affected by another COVID event.

Scott Rathbun, Finance Director, explained that the budget process involved all directors and many staff members. He noted detail of the four-year comparisons staff had reviewed and discussed multiple FY23 budget highlights, including the overall City-wide budget of $269.1 million. He then compared the total City-wide budgets from FY16 to FY23, noting increases in capital projects and strategic additions. Mr. Rathbun walked through FY23 Major Tax Revenues and provided reasons for increases. He then discussed the FY23 General Fund revenues and expenditures, noting significant factors such as the library expansion and union contract agreements. Mr. Rathbun continued his presentation with an overview of preliminary figures for the FY23 capital projects and concluded with a list of next steps in the FY23 budget schedule.

Council Member Becker recognized the Finance team for their work and attention to detail. He expressed concerns with expense increases and encouraged more cuts, to be more fiscally responsible.

Council Member Boelen and Mr. Rathbun discussed unspent funds that had been rolled over from prior years and their effects on the budget.

Council Member Montney recognized the City's improved use of space in its already existing City facilities and asked about cost savings generated. Mr. Rathbun did not have numbers to provide.

Billy Tyus, Deputy City Manager, noted that staff had run out of space and had considered purchasing new buildings that would have cost approximately $2 million, not including furnishings or renovations. He explained that instead, Administration chose to reevaluate and optimize current City facilities. He noted that while the space needs-evaluation was not complete, staff had not spent a quarter of what was predicted with a purchase.

Council Member Montney and Mr. Rathbun discussed the increase in infrastructure expenses as a result of additional promised road work repairs.

Council Member Crabill asked for additional information on non-recurring expenses. Mr. Rathbun explained that the American Rescue Plan funds, the library expansion, and cash for equipment would be non-recurring expenses. Council Member Crabill and Mr. Rathbun then discussed costs to expedite the Locust-Colton project. Council Member Crabill asked Mr. Rathbun about anticipated surpluses of FY22. Mr. Rathbun reported that staff anticipated $34 million in surplus.

City Manager Gleason reiterated progress made on the City's space needs. He discussed how prior to his being hired, the City hadn't been taking full advantage of being a co-tenant in the Government Center and that since then the City had been able to better use the building. He went on to discuss future space needs, as well as progress made to increase efficiencies across the City from the ground up.

Council Member Mathy made a motion, seconded by Council Member Boelen to extend the time by 15 minutes.

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

AYES: Mathy, Boelen, Montney, Emig, Becker, Urban, Ward, Crabill, Crumpler

Motion carried.

Council Member Emig acknowledged the budget increase and noted multiple key factors and benefits, such as cash for equipment and fully funded pensions. She also agreed with Council Member Becker that expenses should be re-evaluated for further savings.

Council Member Mathy added that an expanded vehicle maintenance garage, a future space need, was essential. He explained that some vehicles were too large to fit into current garages and as a result, staff were having to lay gravel in all weather conditions just to be able to work on vehicles. He expressed appreciation for the removal of capital leases and asked Mr. Rathbun to monitor the cost of employee healthcare.

Council Member Ward asked Council to consider utilizing any surplus funds for solid waste removal and the Americans with Disabilities Act ("ADA").

Council Member Boelen explained that most of the surplus was earmarked, and expressed interest in a more detailed presentation of the earmarked funds by Mr. Rathbun.

City Manager Gleason noted that some Council Initiatives would affect the surplus of funds, but that a tentative summer retreat would be planned for goal setting and discussion of earmarked funds.

Mayor Mwilambwe expressed appreciation for the Finance Department and recognized that the City was good at saving and spending conservatively.

Council Initiatives

The following item was presented:

Item 8.B.1. Discussion regarding a Council Initiative submitted by Council Member Mathy regarding the "Bring It On" Comprehensive Plan, as requested by the City Council.

Council Member Mathy discussed the shortage of, and availability of, housing for purchase or rent. He noted that new housing developments were in the works, but that additional long-term issues needed to be addressed. He was concerned with the significant cost associated to providing basic services and road infrastructure with the continued expansion of the far east side of the City. He mentioned that a fire station would eventually be needed and suggested that Council needed to seek ways to promote development of properties within current infrastructure. He discussed regeneration and preservation zones identified by the McLean County Regional Planning ("MCRP") as part of the Bring It On Bloomington plan. He expressed interest in creating an incentive package to entice people and developers to infill the City instead of expanding it. He provided multiple examples of incentives that could appeal to potential buyers or developers and noted residents' suggestions from his Council Member Facebook page. He believed the next step was to direct the Planning Commission to work with staff and take the lead. He stated that the Planning Commission could then hold public hearings, work closely with staff to navigate any zoning issues, and then present options to Council in a few months.

Mayor Mwilambwe discussed procedure.

Council Member Mathy made a motion, seconded by Council Member Urban, to have staff evaluate and prepare an analysis on the proposed initiative and bring it back for further Council discussion.

Council Member Montney discussed multiple new capital and infrastructure projects that had begun since she took office. She believed Council should cease Council Initiatives that created additional work and instead should allow staff to focus on providing basic needs for the community. She did not support the Initiative.

Council Member Crumpler supported the idea of infilling, especially in the downtown area. He asked Council Member Mathy for additional detail on the use of American Rescue Plans ("ARP") funds to be provided to the Council Initiative. Council Member Mathy responded that was only a recommendation and that he didn't have additional information.

Jeff Jurgens, Corporation Counsel, discussed the Council Initiative process and recommended that Council use the Council discussion time to provide feedback and then a vote could be taken.

Council Member Emig supported the Initiative and the incorporation of the Planning Commission. She highlighted multiple opportunities and suggested incorporating the Historic Preservation Commission ("HPC"). She noted that the identified regeneration and preservation zones in the Bring It On Bloomington plan were not limited to the downtown. She asked City Manager Gleason if the MCRP had plans to perform additional housing studies.

Mayor Mwilambwe stated that staff could answer questions at a later time. He then reminded Council of the time.

Council Member Boelen supported the development of regeneration and preservation zones. She noted that many policy points in the Bring It On Bloomington plan would need to be addressed. She agreed that the Planning Commission should work with the HPC and listed multiple other organizations with which the City could work. She believed that additional groundwork was needed before the Initiative moved forward and therefore, did not support the Initiative at that time.

Council Member Becker agreed with Council Member Boelen.

Council Member Crabill supported the Initiative, but wanted the City to consider alternative, less costly ways to improve affordable housing. He noted that the implementation of a vacancy tax could aid in the reduction of vacant homes.

Council Member Ward supported the Council Initiative and believed the City shouldn't wait for affordable housing improvements.

Council Member Urban discussed the poverty cycle, which she believed worked against the low-income population. She supported the Initiative as she saw it as an opportunity to break the poverty cycle and increase the opportunity of homeownership. She reminded Council that they were voting to bring options to Council that could benefit the City as a whole and asked them to reconsider.

Mayor Mwilambwe asked Council member Crumpler to confirm his position of the Council Initiative. Council Member Crumpler supported the Initiative.

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

AYES: Mathy, Emig, Urban, Ward, Crabill, Crumpler

NAYS: Boelen, Montney, Becker

Motion carried.

Mayor Mwilambwe stated that the Council Initiative would return at a later date, after additional staff research.

Finance Director's Report

City Manager Gleason introduced the item and asked Scott Rathbun, Finance Director, to address Council.

Mr. Rathbun presented major tax revenues of Fiscal Year 2022 ("FY22") and highlighted year-to-date variances and the causes of said variances. He then discussed FY22 general fund revenues and expenditures, highlighting key factors and cautioning expensive Council Initiatives, as the federal government would not be able to provide municipalities with additional American Rescue Plan funding. He presented FY22 enterprise fund summaries and provided updates on significant changes.

City Manager's Discussion

City Manager Gleason highlighted multiple upcoming Downtown Bloomington events. He ended by discussing how Council Member Mathy's first step Council Initiative had ended up on the agenda before the Committee of the Whole.

Mayor's Discussion

Mayor Mwilambwe discussed his recent travels and observations he made of other municipalities' responses to COVID and urban planning. He encouraged the community to take proactive measures against COVID. He then informed the public that the City would continue to hold Council meetings, as well as Board and Commission meetings, virtually until further notice.

Council Member's Discussion

Council Member Crabill reminded Council that the Flock license plate reader agreement had been tabled and explained that the item would appear before the Technology Commission on the next day and then before the Public Safety and Community Relations Board ("PSCRB") on February 3, 2022.

Council Member Mathy explained that the Technology Commission planned to discuss the policies associated with the potential implementation of the Flock license plate readers.

Council Member Ward reminded the community of an upcoming free COVID vaccination clinics provided by the McLean County Health Department.

Executive Session - Claim Settlement - Section 2 (c)(12) of 5 ILCS 120

Council Member Boelen made a motion, seconded by Council Member Emig, to enter into Executive Session.

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

AYES: Mathy, Boelen, Montney, Emig, Becker, Urban, Ward, Crabill, Crumpler

Motion carried.

Mayor Mwilambwe read a procedure statement regarding the Executive Session.

Council entered Executive Session at 8:20 p.m.

Return to Open Session and Adjourn

Council Member Mathy made a motion, seconded by Council Member Boelen, that the Council return to open session and the meeting be adjourned.

Motion carried viva voce.

The meeting adjourned at 8:43 p.m.

CITY OF BLOOMINGTON

Mboka Mwilambwe

Mboka Mwilambwe, Mayor

ATTEST

Amanda Stutsman

Amanda Stutsman, Deputy City Clerk