City of Bloomington Illinois

CITY OF BLOOMINGTON COMMITTEE OF THE WHOLE MEETING JANUARY 21, 2025

CITY OF Bloomington ILLINOIS

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

CITY OF Bloomington ILLINOIS

COMMITTEE OF THE WHOLE - REGULAR SESSION MEETING AGENDA
GOVERNMENT CENTER BOARDROOM, 4TH FLOOR, ROOM #400
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701
TUESDAY, JANUARY 21, 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 September 16, 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 Update on Recent Community Housing Data, as requested by the Administration Department. *(Recommended Motion: None; Presentation only.) (Presentation by Tracy Patkunas, Mid Illinois Realtors Association; & Patrick Hoban, Bloomington-Normal Economic Development Council, 20 minutes; and City Council Discussion, 15 minutes.)*

   B. Presentation on the Bloomington-Normal Community Land Trust, as requested by the Administration Department. *(Recommended Motion: None; Presentation only.) (Presentation by Mark Adams, President, Bloomington-Normal Community Land Trust, 10 minutes; and City Council Discussion, 10 minutes.)*

   C. Presentation and Discussion on Potential Housing Incentive and Initiatives, as requested by the Administration Department. *(Recommended Motion: None; Presentation only.) (Presentation by Billy Tyus, Senior Deputy City Manager; & Kelly Pfeifer, Development Services Director, 15 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.

CITY OF Bloomington ILLINOIS

CONSENT AGENDA ITEM NO. 4.A.

FOR COUNCIL: January 21, 2025

WARD IMPACTED: City-Wide Impact

SUBJECT: Consideration and Action to Approve the Minutes of the September 16, 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, SEPTEMBER 16, 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	Present
Sheila Montney	Council Member, Ward 3	Absent
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

Recognition/Appointments

No Recognitions or Appointments were presented.

Public Comment

No public comment was received.

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 Ward made a motion, seconded by Council Member Boelen, to approve the Consent Agenda as presented.

Item 4.A. Consideration and Action to Approve the Minutes of the August 19, 2024, Regular Committee of the Whole Meeting, as requested by the City Clerk Department.

Mayor Mwilambwe directed the Clerk to call roll:

AYES: Kearns, Boelen, Danenberger, Becker, Hendricks, Ward, Crumpler

Motion carried.

Regular Agenda

The following item was presented:

Item 5.A. Presentation and Discussion of Ongoing Water Department Projects, as requested by the Water Department.

City Manager, Jeff Jurgens, briefly discussed a ten-year plan for infrastructure water projects, and then passed to Water Director, Ed Andrews.

Director Andrews reported on a water break that had occurred to a149-year-old pipe on Front Street earlier in the month and its immediate repairs. He reported on a water taste and odor issue that had been occurring from the use of Lake Bloomington, noting the Water Treatment Plant had made adjustments on September 6, 2024, based on Taste & Odor ("TnO") testing results. He shared that weekly sampling would continue until the TnO marker compound levels dropped. He educated the community on naturally occurring compounds that contributed to taste and odor concerns, emphasizing that they did not pose a public health risk. He then summarized FY2025 capital projects, including the $80-100 million system-wide distribution project that included the Prairie Vista Water Tower, and summarized several other projects. Director Andrews updated Council on a current water tower project, and reported on the Lead Service Inventory and Replacement Program status. He happily shared an Illinois Environmental Protection Agency ("IEPA") Inventory Grant of $45,000 had been received and would offset a portion of a Vactor truck rental expense. He moved on to talk about the water meter conversion from drive-by Automatic Meter Reading ("AMR") to tower-read Advanced Meter Infrastructure ("AMI") and shared upcoming collaborations with other government entities to further the program. He concluded with an update on the implementation of an in-house flushing app.

Council Member Kearns asked for an anticipated timeline for the watermain replacement in the Ward 1 Meadowbrook Subdivision. Director Andrews shared communication and outreach efforts. He then stated that underground work with a service line completion would continue from fall through February or March of 2025, and that the paving contract would continue to April/May 2025. He explained that sewer, storm work, and curb replacement would also be completed.

Council Member Boelen and Director Andrews discussed the 100-year-old watermains repairs, their expenses, and replacement statuses.

Mayor Mwilambwe thanked Director Andrews and staff for their work and stressed the importance of water on public health and the community.

The following item was presented:

<u>Item 5.B. Presentation and Discussion of a Multi-Departmental Summer Wrap-up, as requested by the Administration Department.</u>

City Manager Jurgens briefly overviewed the presentation and thanked Katherine Murphy, Communications & External Affairs Manager, for creating the featured summer wrap-up video. He shared that it would be pushed on social media following the meeting.

Melissa Hon, Economic & Community Development Director, expressed her appreciation to staff for their work with events and businesses Downtown. She highlighted celebrating Downtown's 19th year Main Street accreditation, and noted there were 96 events held in 2024 (an increase from 2023) with 2 million visitors to date. Director Hon reported that $1.3 million American Rescue Plan Act ("ARPA") funds had been disbursed to 34 Downtown businesses through the Small Business Rehabilitation Grant program. She then highlighted the expansion of the Farmers Market, and it receiving 3 Pantagraph awards noting upcoming fall events.

Anthony Nelson, Arts & Entertainment ("A&E") Director, thanked his staff for their work at the Bloomington Center for Performing Arts ("BCPA") during the summer. He reported event revenue increased by 92% and net income increased by 218%, and shared more than 40,000 attendees had visited the BCPA in 2024. He highlighted several successful shows, events, and upcoming fall events.

David Lamb, Parks & Recreation Asst. Director, thanked his staff. He highlighted an increase in visitors at O'Neil Aquatics Center and Holiday Pool, and celebrated Miller Park Zoo's recent Association of Zoos and Aquariums ("AZA") accreditation. He moved on to emphasize the $2.5 million in revenue generated from golf courses and shared updates made to the Bloomington Ice Center. Director Lamb ended with sharing that Miller Park had over 10,000 visitors on the 4th of July and noted fall registration for programs.

Jeanne Hamilton, Bloomington Public Library Director, highlighted held 110 programs with 18,918 participants. She noted the Juneteenth celebration was the largest attended with 318 attendees. She shared statistics on the use of their new study and community rooms and reported the busiest day as July 29, 2024 with 1,722 visitors. She ended by discussing upcoming fall events with 147 planned programs.

Council Member Kearns and Director Hon discussed staff's use of a tool called PlacerAI to pull reports and data to track the visitors Downtown. Council Member Kearns moved on to highlight the importance of community pools, such as Holiday Pool. Director Lamb echoed his appreciation for the community members that use Holiday Pool.

Mayor Mwilambwe thanked all of the presenters for their work to support the community and drive engagement.

City Manager's Report

City Manager Jurgens highlighted updates to the Bloomington Public Library. He expressed his appreciation to David Lamb, Parks & Recreation Asst. Director; Jay Pratt, Miller Park Zoo Director; Eric Veal, Parks & Recreation Director; Billy Tyus, Senior Deputy City Manager; and staff for their work in achieving the Zoo's AZA accreditation. He wrapped up with a few additional community highlights.

Executive Session

No Executive Session was held.

Adjournment

Council Member Boelen made a motion, seconded by Council Member Crumpler, to adjourn the meeting.

Mayor Mwilambwe directed the Clerk to call roll:

AYES: Kearns, Boelen, Danenberger, Becker, Hendricks, Ward, Crumpler

Motion carried (viva voce).

The meeting adjourned at 6:34 P.M.

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

REGULAR AGENDA ITEM NO. 5.A.

FOR COUNCIL: January 21, 2025

WARD IMPACTED: City-Wide Impact

SUBJECT: Presentation and Update on Recent Community Housing Data, as requested by the Administration Department.

RECOMMENDED MOTION: None; Presentation only.

STRATEGIC PLAN LINK:
Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:
Objective 5b. City decisions consistent with plans and policies

BACKGROUND: The City of Bloomington continues to prioritize housing as a key component of our community's well-being and economic vitality. Addressing housing availability, affordability, and development challenges is essential for fostering a thriving and inclusive community.

To support this priority, representatives from the Mid Illinois Realtors Association (MIRA) and the Bloomington-Normal Economic Development Council (BN-EDC) will provide the City Council with an update on the current state of housing within the community. This update will offer insights into critical housing trends, challenges, and opportunities that influence our residents and local economy.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Jeff Jurgens, City Manager

REGULAR AGENDA ITEM NO. 5.B.

FOR COUNCIL: January 21, 2025

WARD IMPACTED: City-Wide Impact

SUBJECT: Presentation on the Bloomington-Normal Community Land Trust, as requested by the Administration Department.

RECOMMENDED MOTION: None; Presentation only.

STRATEGIC PLAN LINK:
Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:
Objective 5a. Well-planned City with necessary services and infrastructure

BACKGROUND: Housing affordability and accessibility are critical issues for the community. As the City seeks innovative approaches to address these challenges, the Council will hear a presentation from Mark Adams, President of the Bloomington-Normal Community Land Trust ("BNCLT").

Community Land Trusts ("CLTs") are nonprofit organizations that hold land in trust to provide long-term affordable housing opportunities while ensuring the land remains a shared community asset. By fostering stability and affordability, CLTs have been implemented in communities across the country as a tool to support housing needs.

This presentation will offer an overview of the BNCLT, its mission, and its potential role in addressing housing issues within Bloomington. The discussion will help inform the Council about the CLT model and its potential to contribute to the City's housing goals.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Billy Tyus, Senior Deputy City Manager

REGULAR AGENDA ITEM NO. 5.C.

FOR COUNCIL: January 21, 2025

WARD IMPACTED: City-Wide Impact

SUBJECT: Presentation and Discussion on Potential Housing Incentive and Initiatives, as requested by the Administration Department.

RECOMMENDED MOTION: None; Presentation only.

STRATEGIC PLAN LINK:
Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:
Objective 5b. City decisions consistent with plans and policies

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 standardized housing incentives that can streamline and support housing development in alignment with the City's goals.

City staff will present an overview of the proposed standardized housing incentives, including specific measures aimed at supporting the development of affordable and low-income housing. These incentives are designed to reduce barriers for developers and create opportunities for more diverse housing options within Bloomington. Staff will also outline the financial impact of each proposed financial incentive, providing a clear understanding of the costs and benefits associated with these initiatives.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Billy Tyus, Senior Deputy City Manager

ATTACHMENTS:
ADM 3B Resolution No. 2024 - 040

RESOLUTION NO. 2024 - 040

A RESOLUTION SETTING HOUSING PRIORITIES RELATED TO THE AFFORDIBILITY OF THE CURRENT HOUSING STOCK IN THE CITY OF BLOOMINGTON

WHEREAS, the City of Bloomington (hereinafter "City") recognizes the critical importance of addressing the current affordability of housing to ensure the well-being, economic stability, and growth of our community; and

WHEREAS, the City Council is dedicated to making Bloomington the most business-friendly city, ensuring exceptional service and value to all residents, investors and developers who contribute to our community; and

WHEREAS, the City wishes to foster responsive conditions to housing affordability; and

WHEREAS, the City aims to establish a standard housing incentive that promotes the development of housing that is affordable to those whose household income is at or below the median through various supportive measures; and

WHEREAS, a clear, effective, and well-articulated Zoning Code is crucial for addressing housing challenges and highlighting development opportunities within the City; and

WHEREAS, addressing blighted areas and adding more housing units back onto the market through a comprehensive neighborhood rehabilitation program is a priority for the City Council; and

WHEREAS, collaboration with local intergovernmental partners is crucial to develop joint initiatives that meet our collective housing goals and objectives; and

WHEREAS, the City lacks the financial capacity to provide low-interest loans or similar incentives to stimulate housing developments, the Council acknowledges that high development costs are the primary barrier and urges continued collaboration on innovative responses.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:

SECTION 1. Recitals. That the recitals set forth above are incorporated herein by reference as if fully stated in this Section 1.

SECTION 2. Housing Priorities. The City Council sets the following priorities in relation to housing within the community:

(A) *Standardize Housing Incentives*. City staff is to develop and bring back for formal consideration by the City Council a short-term, low-risk housing incentive program. As part of this, City staff will review and consider items like the following: (1) a reduction of fees for affordable and low-income housing projects and housing projects that are eligible for and utilize tax credits; and (2) a process for requesting assistance with housing projects that meets certain defined criteria.

(B) *Housing Rehabilitation Program*. City staff is to develop and bring back for formal consideration by the City Council a comprehensive housing program that focuses on: (1) addressing and improving blighted areas; (2) adding more housing units back onto the market; and (3) providing potential incentives and support for property owners to rehabilitate and develop neighborhoods.

(C) *Intergovernmental Collaboration*. Consistent with the McLean County Regional Planning Commission Housing Recovery Plan, the City Council is interested in participating in an intergovernmental rapid response team to work on joint housing initiatives. The City Council is supportive of a unified approach to address housing development that meets collective goals and objectives.

(D) *Zoning Code & Subdivision Code Review*. A review of the Zoning Code and Subdivision Code, under the direction of and coordinated by City staff with input from neighborhood groups and/or associations, should be completed to ensure it addresses current and future housing needs. City staff should actively showcase development opportunities and offer flexible compliance pathways. As a subset of this, City staff should work with property owners to thoroughly investigate and report to Council on whether other responses for housing development (which should include the national Strong Towns) are feasible.

SECTION 3. Financial Considerations. City staff shall fully consider all financial components and fiscal impact of the potential housing programs being developed. The financial components shall be presented to the City Council at the time the programs are brought back for formal consideration and approval by the City Council.

SECTION 4. Reports. The City Manager, or his designee, shall provide regular reports on progress, challenges, and successes related to the priorities of the City Council identified in Section 2 to ensure accountability and transparency.

SECTION 5. Non-Inclusive. Although this Resolution sets forth the main priorities of the City Council regarding housing, City staff is encouraged and expected to continue working on other initiatives to respond to the ever-changing housing landscape within the community and may modify or remove the items in Section 2 and/or bring forward other proposals as developed. This includes looking at the concerns raised involving the taxation of land.

SECTION 6. Effectiveness. This Resolution shall take effect immediately upon its passage and approval.

PASSED this 22nd day of July 2024.

APPROVED this 24th day of July 2024.

CITY OF BLOOMINGTON

Mboka Mwilambwe

Mboka Mwilambwe, Mayor

ATTEST

Leslie Smith-Yocum

Leslie Smith-Yocum, City Clerk