# MINUTES
# CITY COUNCIL - REGULAR SESSION
# MONDAY, JANUARY 13, 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 |
| Donna Boelen | Council Member, Ward 2 | Remote |
| 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 |

**Recognition/Appointments**

Item 5.A. Proclamation for Tamil Heritage Month, as requested by the Administration Department.

Mayor Mwilambwe presented the Proclamation. Krishna and Uma Balakrishna, along with multiple representatives were present to accept and thank the Mayor and staff.

Item 5.B. Recognition of Board & Commission Reappointment, as requested by the Administration Department.

Leslie Yocum, City Clerk, recognized the appointment of Amber Collins, Cultural Commission; Rachael Mosley, Property Maintenance Review Board; and Brandon Wheeler, Technology Commission.

**Public Comment**

Mayor Mwilambwe read a public comment statement of procedure. Dan Keefe emailed public comment. John Johnston and Jill Whitaker provided in-person public comment. Cathleen Hayes and Barbara Brumleve registered to speak, but were not present at the meeting.

**Public Hearing**

Item 7.A. Public Hearing on an Annexation Agreement with Aruthra, LLC, for Property Generally Located North of the Intersection of Fox Creek Road and St. Ivans Circle, PIN: 21-18-153-009, as requested by the Development Services Department.

Mayor Mwilambwe opened the public hearing at 6:16 P.M.

Kelly Pfeifer, Development Services Director, shared that the land is currently held by McLean County and is zoned R-2 (Residential Family) and, with the zoning map amendment request tied to the Annexation Agreement would move the land into the City as R-2 (Mixed Residence). She explained the development would include 58 attached townhome structures where a Homeowner's Association (HOA) would be established and responsible for maintaining the private roads, trash service, and snow plowing. Director Pfeifer explained public water and sewer would be provided by the City, and then noted the review process that the Planning Commission and Zoning Board of Appeals had positively recommended approval of the item.

Mayor Mwilambwe opened the floor for the public to provide testimony.

Jon Johnston, after being sworn, addressed Council. He stated that he lives across the street from the proposed development in the St. Ivans Circle neighborhood and had attended most of the hearings for the development. He explained his history and involvement in community planning and stressed his concern about inadequate parking for the proposed site, providing examples on St. Ivans Circle. He also expressed concern that the site may threaten or endanger species and habitats, as well as archeological artifacts located nearby. He expressed appreciation for the desire to develop housing but did not agree with the location.

No others came forward to testify.

Mayor Mwilambwe closed the public hearing at 6:25 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 Ward made a motion, seconded by Council Member Hendricks, to approve the Consent Agenda as presented.**

Item 8.A. Consideration and Action to Approve the Minutes of the November 25, 2024, Regular City Council Meeting, as requested by the City Clerk Department. (Recommended Motion: The proposed Minutes be approved.)

Item 8.B. Consideration and Action on Approving Bills and Payroll in the Amount of $14,525,473.92, as requested by the Finance Department. (Recommended Motion: The proposed Bills and Payroll be approved.)

Item 8.C. Consideration and Action on a Resolution Approving the Purchase of Two Horton Ambulances through Foster Coach and the Suburban Purchasing Cooperative, in the Amount of $763,220, as requested by the Fire Department. (Recommended Motion: The proposed Resolution be approved.)

**RESOLUTION NO. 2025 – 001**

**A RESOLUTION APPROVING THE PURCHASE OF TWO HORTON AMBULANCES THROUGH FOSTER COACH AND THE SUBURBAN PURCHASING COOPERATIVE, IN THE AMOUNT OF $763,220**

Item 8.D. Consideration and Action on a Resolution Waiving the Formal Bidding Requirements and Authorizing the Purchase from Rehrig Pacific Company, for Garbage and Recycling Carts and Accessories, in the Amount of $200,772, as requested by the Public Works Department. (Recommended Motion: The proposed Resolution be approved.)

**RESOLUTION NO. 2025 – 002**

**A RESOLUTION WAIVING THE FORMAL BIDDING REQUIREMENTS AND AUTHORIZING THE PURCHASE FROM REHRIG PACIFIC COMPANY, FOR GARBAGE AND RECYCLING CARTS AND ACCESSORIES, IN THE AMOUNT OF $200,772**

Item 8.E. Consideration and Action on a Resolution Waiving the Formal Bidding Requirements and Authorizing the Purchase from Altorfer CAT, for One P65 Asphalt Paver, in the Amount of $ $67,147.99, as requested by the Public Works Department. (Recommended Motion: The proposed Resolution be approved.)

**RESOLUTION NO. 2025 – 003**

**A RESOLUTION WAIVING THE FORMAL BIDDING REQUIREMENTS AND AUTHORIZING THE PURCHASE FROM ALTORFER CAT, FOR ONE P65 ASPHALT PAVER, IN THE AMOUNT OF $ $67,147.99**

Item 8.F. Consideration and Action on a Resolution Approving a Contract with Anderson Electric, Inc., for Miller Park Zoo's Katthoefer Building Electrical Improvements (Bid #2025-20), in the Amount of $186,340, as requested by the Parks & Recreation Department. (Recommended Motion: The proposed Resolution be approved.)

**RESOLUTION NO. 2025 – 004**

**A RESOLUTION APPROVING A CONTRACT WITH ANDERSON ELECTRIC, INC., FOR MILLER PARK ZOO'S KATTHOEFER BUILDING ELECTRICAL IMPROVEMENTS (BID #2025-20), IN THE AMOUNT OF $186,340**

Item 8.G. Consideration and Action on a Resolution Approving a 2-Year Agreement with NeoGov, to Add the Learn and eForms Modules to the Current Citywide Applicant Tracking System, in the Amount of $86,010.30, as requested by the Human Resources Department. (Recommended Motion: The proposed Resolution be approved.)

**RESOLUTION NO. 2025 – 005**

**A RESOLUTION APPROVING A 2-YEAR AGREEMENT WITH NEOGOV, TO ADD THE LEARN AND EFORMS MODULES TO THE CURRENT CITYWIDE APPLICANT TRACKING SYSTEM, IN THE AMOUNT OF $86,010.30**

Item 8.H. Consideration and Action on a Resolution Approving a Tyler MUNIS Software as a Service Agreement with Tyler Technologies, for Various MUNIS Modules of the City's Enterprise Resource Planning (ERP) System, Cloud-Hosted Systems and Storage, in the Amount of $354,479.15, as requested by the Information Technology Department. (Recommended Motion: The proposed Resolution be approved.)

**RESOLUTION NO. 2025 – 006**

**A RESOLUTION APPROVING A TYLER MUNIS SOFTWARE AS A SERVICE AGREEMENT WITH TYLER TECHNOLOGIES, FOR VARIOUS MUNIS MODULES OF THE CITY'S ENTERPRISE RESOURCE PLANNING (ERP) SYSTEM, CLOUD-HOSTED SYSTEMS AND STORAGE, IN THE AMOUNT OF $354,479.15**

Item 8.I. Consideration and Action on a Resolution Approving an Intergovernmental Agreement between the City of Bloomington and the Town of Normal for use of the City of Bloomington Police Shooting Range, as requested by the Police Department. (Recommended Motion: The proposed Resolution be approved.)

**RESOLUTION NO. 2025 – 007**

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

Item 8.J. Consideration and Action on a Resolution to Approve an Intergovernmental Agreement with the County of McLean for Booking Fees, in the Amount of $27,720, as requested by the Police Department. (Recommended Motion: The proposed Resolution be approved.)

**RESOLUTION NO. 2025 – 008**

**A RESOLUTION APPROVE AN INTERGOVERNMENTAL AGREEMENT WITH THE COUNTY OF MCLEAN FOR BOOKING FEES, IN THE AMOUNT OF $27,720**

Item 8.K. Consideration and Action on a Resolution Approving an Intergovernmental Agreement with the Central Illinois Regional Airport (CIRA) for the Installation of Automatic Meter Read Infrastructure (AMI) Equipment at Two Fire Stations Owned by the Airport, Located at 2301 East Empire St. (No. 3 Fire Station) and 4040 East Oakland Ave (No. 6 Fire Station), as requested by the Water Department. (Recommended Motion: The proposed Resolution be approved.)

**RESOLUTION NO. 2025 – 009**

**A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE CENTRAL ILLINOIS REGIONAL AIRPORT (CIRA) FOR THE INSTALLATION OF AUTOMATIC METER READ INFRASTRUCTURE (AMI) EQUIPMENT AT TWO FIRE STATIONS OWNED BY THE AIRPORT, LOCATED AT 2301 EAST EMPIRE ST. (NO. 3 FIRE STATION) AND 4040 EAST OAKLAND AVE (NO. 6 FIRE STATION), IN THE AMOUNT NOT TO EXCEED $1,000 ANNUALLY**

Item 8.L. Consideration and Action on A Resolution Approving the Content of and Release of Certain Closed Session Meeting Minutes, and Authorizing the Destruction of Audio, as requested by the City Clerk Department. (Recommended Motion: The proposed Resolution be approved.)

**RESOLUTION NO. 2025 – 010**

**A RESOLUTION APPROVING THE CONTENT OF AND RELEASE OF CERTAIN CLOSED SESSION MEETING MINUTES, AND AUTHORIZING THE DESTRUCTION OF AUDIO**

Item 8.M. Consideration and Action on a Resolution Approving the Purchase of Audio Equipment for the Arts & Entertainment Department, from Levin Professional Services, DBA Washington Professional Systems, in the Amount of $97,371.50, as requested by the Arts & Entertainment Department and the Arts & Entertainment Department. (Recommended Motion: The proposed Resolution be approved.)

**RESOLUTION NO. 2025 – 011**

**A RESOLUTION APPROVING THE PURCHASE OF AUDIO EQUIPMENT FOR THE ARTS & ENTERTAINMENT DEPARTMENT, FROM LEVIN PROFESSIONAL SERVICES, DBA WASHINGTON PROFESSIONAL SYSTEMS, IN THE AMOUNT OF $97,371.50**

Item 8.N. Consideration and Action on (1) an Ordinance Authorizing the Execution of a Jurisdictional Transfer Agreement Between the City of Bloomington and Bloomington Township; and (2) a Jurisdictional Transfer Agreement with Bloomington Township for the Transfer of Jurisdiction of a Portion of Hamilton Road to the Municipal System, as requested by the

Engineering Department. (Recommended Motion: The proposed Ordinance and Agreement be approved.)

**ORDINANCE NO. 2025 – 001**

**AN ORDINANCE AUTHORIZING THE EXECUTION OF A JURISDICTIONAL TRANSFER AGREEMENT BETWEEN THE CITY OF BLOOMINGTON AND BLOOMINGTON TOWNSHIP**

Item 8.O. Consideration and Action on (1) an Ordinance Amending the Bloomington City Code Updating Chapter 44 Pertaining to Zoning Upon Annexation, Forcibly Annexed and Reverted Public Lands, and Definitions; and (2) an Ordinance Amending the Bloomington City Code to Replace the Current Chapter 8.5 Pertaining to Annexations, as requested by the Development Services Department. (Recommended Motion: The proposed Ordinances be approved.)

**ORDINANCE NO. 2025 – 002**

**AN ORDINANCE AMENDING THE BLOOMINGTON CITY CODE UPDATING CHAPTER 44 PERTAINING TO ZONING UPON ANNEXATION, FORCIBLY ANNEXED AND REVERTED PUBLIC LANDS, AND DEFINITIONS**

**ORDINANCE NO. 2025 – 003**

**AN ORDINANCE AMENDING THE BLOOMINGTON CITY CODE TO REPLACE THE CURRENT CHAPTER 8.5 PERTAINING TO ANNEXATIONS**

Item 8.P. Consideration and Action on an Ordinance Annexing Property Commonly Known as 1706 Morrisey Drive, Containing 34.4 Acres, More or Less, and Approving a Zoning Map Amendment for Said Property to the P-2 (Public Lands and Institutions) District (PIN: 21-15-226-017), as requested by the Development Services Department. (Recommended Motion: The proposed Ordinance be approved.)

**ORDINANCE NO. 2025 – 004**

**AN ORDINANCE ANNEXING PROPERTY COMMONLY KNOWN AS 1706 MORRISEY DRIVE, CONTAINING 34.4 ACRES, MORE OR LESS, AND APPROVING A ZONING MAP AMENDMENT FOR SAID PROPERTY TO THE P-2 (PUBLIC LANDS AND INSTITUTIONS) DISTRICT (PIN: 21-15-226-017)**

Item 8.Q. Consideration and Action on an Ordinance Approving the Final Plat of Morrissey Hamilton Subdivision, as requested by the Engineering Department. (Recommended Motion: The proposed Ordinance be approved.)

**ORDINANCE NO. 2025 – 005**

**AN ORDINANCE APPROVING THE FINAL PLAT OF MORRISSEY HAMILTON SUBDIVISION**

Item 8.R. Consideration and Action on an Ordinance Amending Bloomington City Code Updating Chapter 2 Regarding Engineering and City Operations, as requested by the Administration Department. (Recommended Motion: The proposed Ordinance be approved.)

**ORDINANCE NO. 2025 – 006**

**AN ORDINANCE AMENDING BLOOMINGTON CITY CODE UPDATING CHAPTER 2 REGARDING ENGINEERING AND CITY OPERATIONS**

Item 8.S. Consideration and Action on an Application from Family Dollar, LLC, d/b/a Family Dollar Store # 21742, located at 1512 W. Market St., Unit 400, Requesting Approval of the Creation of a Class PBS (Package, Beer & Wine Only, and Sunday Sales) Liquor License, as requested by the City Clerk Department. (Recommended Motion: The proposed Application be approved.)

Item 8.T. Consideration and Action on an Application from QuikTrip Corporation, d/b/a QuikTrip #7193, located at 2202 W. Market St., Requesting Approval for the Creation of a Class GPAS (Gas Station Grocery Convenience Store, All Types of Alcohol, and Sunday Sales) Liquor License, as requested by the City Clerk Department. (Recommended Motion: The proposed Application be approved.)

Item 8.U. Consideration and Action on an Application from GS Partners, Inc., d/b/a Ride the Nine/Shooters Lounge, located at 503 N. Prospect Rd., Suite 300, is Requesting Approval of a Change in Ownership for a Class TAPS (Tavern, All Types of Alcohol, Package, 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, Montney, Danenberger, Becker, Hendricks, Ward, Lee, Crumpler

**Motion carried.**

**Regular Agenda**

*The following item was presented:*

Item 9.A. Consideration and Action on a Resolution Recognizing the Contributions of Dr. Charles Morris to the Bloomington-Normal Community with the Honorary Designation of the 1600 Block of Illinois Street as Dr. Charles Morris Street, as requested by the Engineering Department and the Administration Department.

Mayor Mwilambwe read a statement of the countless contributions of Dr. Charles Morris to the Bloomington-Normal Community. He stated the Honorary Street Designation was a way to honor Dr. Charles Morris' legacy of service, love for his family, and commitment to enriching the lives of others.

Dr. Jane Morris, wife of the late Dr. Charles Morris, and David Morris, son, were both present. Dr. Jane Morris spoke to commemorate some of her husband's contributions to the community. She and her son then thanked Council for the bestowing the honor and for keeping his memory alive.

Council Member Ward noted the street being dedicated is located in her Ward 7 and not Ward 6 as written in the Council memo.

**Council Member Ward made a motion, seconded by Council Member Hendricks, to approve as amended.**

**Mayor Mwilambwe directed the Clerk to call roll:**

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

**Motion carried.**

**RESOLUTION NO. 2025 – 012**

**A RESOLUTION RECOGNIZING THE CONTRIBUTIONS OF DR. CHARLES MORRIS TO THE BLOOMINGTON-NORMAL COMMUNITY WITH THE HONORARY DESIGNATION OF THE 1600 BLOCK OF ILLINOIS STREET AS DR. CHARLES MORRIS STREET**

Item 9.B. Consideration and Action on (1) a Resolution Authorizing an Annexation Agreement with Aruthra, LLC, for Property Generally Located North of the Intersection of Fox Creek Road and St. Ivans Circle, PIN: 21-18-153-009; and (2) an Ordinance Annexing Property Generally Located North of the Intersection of Fox Creek Road and St. Ivans Circle, Containing 6.5 Acres, More or Less, Approving a Zoning Map Amendment for Said Property to the R-2 (Mixed Residence) District, Approving a Special Use Permit for Single-Family Attached Dwellings in the R-2 (Mixed Residence) District, and Approving a Waiver of the Subdivision Code (Ch, 24), PIN: 21-18-153-009, as requested by the Development Services Department.

City Manager Jeff Jurgens shared that staff were excited about the development.

Kelly Pfeifer, Development Services Director, explained the Special Use permit process and that, due to the variances being requested, a homeowner's association ("HOA") was required to be established. She noted the HOA would be responsible for maintaining all the streets, sidewalks, common areas, as well as handling snow plowing and trash pickup. She then discussed concerns expressed at the public hearings held and shared about the discussions that lead to various solutions to the concerns. Director Pfeifer moved on to describe various parts of the development regarding the request for approval. She ended by reminding Council and the public that the public hearing minutes, as well as the draft HOA covenants were included in the Council packet.

**Council Member Crumpler made a motion, seconded by Council Member Ward, 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 – 013**

**A RESOLUTION AUTHORIZING AN ANNEXATION AGREEMENT WITH ARUTHRA, LLC, FOR PROPERTY GENERALLY LOCATED NORTH OF THE INTERSECTION OF FOX CREEK ROAD AND ST. IVANS CIRCLE, PIN: 21-18-153-009**

**ORDINANCE NO. 2025 - 007**

**AN ORDINANCE ANNEXING PROPERTY GENERALLY LOCATED NORTH OF THE INTERSECTION OF FOX CREEK ROAD AND ST. IVANS CIRCLE, CONTAINING 6.5 ACRES, MORE OR LESS, APPROVING A ZONING MAP AMENDMENT FOR SAID PROPERTY TO THE R-2 (MIXED RESIDENCE) DISTRICT, APPROVING A SPECIAL USE PERMIT FOR SINGLE-FAMILY ATTACHED DWELLINGS IN THE R-2 (MIXED RESIDENCE) DISTRICT, AND APPROVING A WAIVER OF THE SUBDIVISION CODE (CH, 24), PIN: 21-18-153-009**

## City Manager's Discussion

City Manager Jurgens reminded the public that the Committee of the Whole meeting would be held on Tuesday, January 21st due to the observance of Martin Luther King Jr. day. He then provided an update on upcoming cold weather and shared warming shelter resources.

The City Manager recognized Kevin Kothe, City Engineer, for his 37 years of service and upcoming retirement. He thanked him for his commitment and many contributions to City. He ended by providing an update on increased attendance and games won by Bison Hockey.

**Mayor's Discussion**

Mayor Mwilambwe congratulated Mr. Kothe on his retirement and thanked him for his significant contributions. He noted that Council Member Boelen had resigned from her position as Ward 2 Council Member and provided an update on the current recruitment process.

**Council Member's Discussion**

No comments were shared.

**Executive Session**

No Executive Session was held.

**Adjournment**

**Council Member Hendricks made a motion, seconded by Council Member Ward, to return 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 6:45 P.M.

**CITY OF BLOOMINGTON**

Mboka Mwilambwe

Mboka Mwilambwe, Mayor

**ATTEST**

Amanda Stutsman

Amanda Stutsman, Deputy City Clerk