Minutes
City Council - Regular Session Meeting
Monday, December 8, 2025 - 6:00 PM

The City Council convened in regular session in the Government Center Boardroom at 6:00 PM. Mayor Dan Brady called the meeting to order and led the Pledge of Allegiance, ending with a moment of silent prayer/reflection.

Roll Call

Present: Council Member Jenna Kearns
Council Member Micheal Mosley
Council Member Sheila Montney
Council Member John Danenberger
Council Member Michael Straza
Council Member Cody Hendricks
Council Member Mollie Ward
Council Member Kent Lee
Council Member Abby Scott

Mayor Dan Brady

Recognition/Appointments

Item 5.A. Recognition of Boards & Commissions Appointments, as requested by the Administration Department.

Mayor Brady recognized the following appointments: Nephele Delis and Valerie Wyatt, Citizens' Beautification Committee; and Treyce' Gaston-Spears and Rakshith Reddy ("Rocky") Venumuddala, Cultural Commission.

Public Comment

Mayor Brady read a public comment statement of procedure. Tom Kirk and Renee Nestler spoke in person. No emailed Public Comment was received.

Consent Agenda

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

Item 7.A. Consideration and Action to Approve the Minutes of the October 27, 2025, 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 November 10, 2025, Regular City Council Meeting, as requested by the City Clerk Department. (Recommended Motion: The proposed Minutes be approved.)

Item 7.C. Consideration and Action on a Resolution Approving a Change Order with Spheros Environmental Parent Group, Inc., for the Benthic Layer Algaecide Treatment of Evergreen Lake, in the Amount of $11,979, as requested by the Water Department. (Recommended Motion: The proposed Resolution be approved.)

RESOLUTION NO. 2025 - 193

A RESOLUTION APPROVING A CHANGE ORDER WITH SPHEROS ENVIRONMENTAL PARENT GROUP, INC., FOR THE BENTHIC LAYER ALGAECIDE TREATMENT OF EVERGREEN LAKE, IN THE AMOUNT OF $11,979

Item 7.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 - 194

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 7.E. Consideration and Action on an Ordinance Approving the Final Plat of the Resubdivision of Lot 1 Eastland Mall Subdivision, Related to the Property Commonly Known as 1515 E. Empire Street (Part of PIN: 21-02-126-013), as requested by the Development Services Department. (Recommended Motion: The proposed Ordinance be approved.)

ORDINANCE NO. 2025 - 091

AN ORDINANCE APPROVING THE FINAL PLAT OF THE RESUBDIVISION OF LOT 1 EASTLAND MALL SUBDIVISION, RELATED TO THE PROPERTY COMMONLY KNOWN AS 1515 E. EMPIRE STREET (PART OF PIN: 21-02-126-013)

Item 7.F. Consideration and Action on an Ordinance Approving the Final Plat of the Seventeenth Addition to Hawthorne Commercial Subdivision for the Property Commonly Known as 1305 Leslie Drive (PIN: 15-31-279-008), as requested by the Development Services Department. (Recommended Motion: The proposed Ordinance be approved.)

ORDINANCE NO. 2025 - 092

AN ORDINANCE APPROVING THE FINAL PLAT OF THE SEVENTEENTH ADDITION TO HAWTHORNE COMMERCIAL SUBDIVISION FOR THE PROPERTY COMMONLY KNOWN AS 1305 LESLIE DRIVE (PIN: 15-31-279-008)

Item 7.G. Consideration and Action on an Ordinance Amending the Redevelopment Agreement By and Between the City of Bloomington, Illinois, and Front and Center Property, LLC, for the Purchase of a Downtown Parking Complex, as requested by the Administration Department. (Recommended Motion: The proposed Ordinance be approved.)

ORDINANCE NO. 2025 - 093

AN ORDINANCE AMENDING THE REDEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF BLOOMINGTON, ILLINOIS, AND FRONT AND CENTER PROPERTY, LLC, FOR THE PURCHASE OF A DOWNTOWN PARKING COMPLEX

Item 7.H. Consideration and Action on (1) an Ordinance Approving an Intergovernmental Agreement Between the City of Bloomington and Bloomington Public Schools District 87, for the Construction, Maintenance, and Use of the Bloomington High School Tennis Courts, with a City Contribution, in the Amount of $500,000; and (2) an Ordinance Amending the Budget Ordinance for the Fiscal Year Ending April 30, 2026, in the Amount of $500,000, for the Empire Street TIF

Fund, as requested by the Administration Department. (Recommended Motion: The proposed Ordinances be approved.)

ORDINANCE NO. 2025 - 094

AN ORDINANCE APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF BLOOMINGTON AND BLOOMINGTON PUBLIC SCHOOLS DISTRICT 87, FOR THE CONSTRUCTION, MAINTENANCE, AND USE OF THE BLOOMINGTON HIGH SCHOOL TENNIS COURTS, WITH A CITY CONTRIBUTION, IN THE AMOUNT OF $500,000

ORDINANCE NO. 2025 - 095

AN ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE FISCAL YEAR ENDING APRIL 30, 2026, IN THE AMOUNT OF $500,000, FOR THE EMPIRE STREET TIF FUND

Item 7.I. Consideration and Action on an Ordinance Amending the Bloomington City Code Chapter 39 to Clarify Section 39 - 2002 Regarding the Grocery Service Operation Tax, as requested by the Legal Department. (Recommended Motion: The proposed Ordinance be approved.)

ORDINANCE NO. 2025 - 096

AN ORDINANCE AMENDING THE BLOOMINGTON CITY CODE CHAPTER 39 TO CLARIFY SECTION 39 - 2002 REGARDING THE GROCERY SERVICE OPERATION TAX

Item 7.J. Consideration and Action on an Application by Sodexo America, LLC, located at 104 E. University Ave., Requesting Approval of the Creation of 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 7.K. Consideration and action on a Collective Bargaining Agreement with Local 699, as requested by the Human Resources Department. (Recommended Motion: That the City Council ratify the Collective Bargaining Agreement with Local 699 and authorize the City Manager to execute the final agreement consistent with any technical formatting, clerical, or legal conformity edits.)

Mayor Brady directed the Clerk to call roll:

Ayes: Kearns, Mosley, Montney, Danenberger, Straza, Hendricks, Ward, Lee, Scott

Motion Carried.

Regular Agenda

The following Item was presented:

Item 8.A. Consideration and Action on an Ordinance Amending Chapter 21 of the City Code and the Schedule of Fees Revising Bulk Waste Collection Services, Fees, and Drop-Off Facility Operations, as requested by the Public Works Department.

Deputy City Manager Sue McLaughlin reviewed the proposed changes to bulk waste collection. She reminded Council that the topic had been discussed at the prior Committee of the Whole meeting and during 3-on-1 meetings. She noted that staff had observed heavy use of the Citizens Convenience Center ("CCC") by contractors and landlords and emphasized that the objective of the CCC was to provide a service for residents. She pointed out that were still conducting weekly street-by-street curbside bulk pickup just at an additional cost and that both the overall costs and the number of bucket pickups and loads had remained relatively flat since about 2014. She stressed that the data suggested that, while curbside bulk tonnage was steady, the extra tonnage at the CCC was effectively being subsidized by residents. She outlined the proposed changes starting January 1, 2026: return to free curbside pickup for one bucket, charge escalating fees for additional buckets, and close the CCC for the season. She stated that the changes would free up one full-time employee ("FTE") that could then be reassigned to street sweeping, a task the City had fallen behind on.

Council Member Straza and Public Works Director Mose Rickey discussed the intention behind the introduction of the CCC in 2018. Director Rickey explained that prior leadership believed the service would help keep the City clean/clear of bulk waste, but after evaluation, that had not been the outcome. Deputy City Manager McLaughlin added that the conclusion was that it had not significantly changed service levels or costs since crews were still having to provide call-outs for curbside bulk collection.

Council Member Montney questioned the proposal by revisiting the 2018 decision to create the CCC, noting that staff at that time had promised efficiencies and reserve fund rebuilding, including an explicit commitment that staff should be held accountable if those efficiencies did not materialize. She pointed out that the current rationale, addressing contractor and landlord abuse, was essentially the same hypothesis used in 2018, and expressed concern that Council was being asked to approve a major change without rigorous financial analysis of the overall solid waste operation. She highlighted that solid waste costs and resident fees had risen significantly including trash cart revenues. She did not oppose the change, but stressed that initiatives should come forward with robust cost analysis and a clearer explanation of the equity and financial impacts on residents.

Council Member Mosley expressed support, but urged staff to frame the discussion in terms of cost avoidance and long-term expense reduction rather than simple revenue or cost to the City. He asked that future analyses show how reallocating resources, such as using staff for street sweeping, could prevent higher infrastructure and maintenance costs over time. He also stressed the need for a clear strategy to hold landlords and contractors accountable for improper use of bulk services, arguing that their behavior should be addressed directly rather than changing/diminishing services that could be more efficient and beneficial for the broader public.

Council Member Ward was supportive of returning to curbside bulk pickup. She questioned why the bucket fee structure had not been updated since 2009 and expressed concern that the proposed $100-per-bucket charge for homeowners using contractors might undercut the incentive to use dumpsters. She asked how staff could distinguish between homeowner and contractor work and sought clarification on disposal options for renters whose landlords were not in the City's refuse system. Coleen Winterland, Asst. Public Works Director, explained that it was difficult for staff to know when a contractor, rather than a homeowner, generated bulk waste unless workers actually saw the contractor on site. She clarified that the $100 charge is per bucket, not per pile, noting that a single dumpster could hold multiple bucket-equivalents (for example, several couches), which made dumpsters more cost-effective. Council Member Ward suggested that building permit procedures be cleaned up. She then discussed options for renters to dispose of bulk waste with Asst. Director Winterland.

Council Member Ward made a motion, seconded by Council Member Hendricks, to approve the Item as amended to add Section 2, renumbering the rest of the Ordinance, to direct staff to develop a plan for monitoring and evaluating expectations of the Bulk Pickup

Program.

Council Member Hendricks supported the amendment and pointed out that the CCC also created an equity issue, since many residents, especially those without trucks, seniors, and people with disabilities, could not easily use it. He mentioned problems with items sitting at the curb should be solved through better operations, not by limiting service. He further supported the change as he frequently heard demands for regular curbside bulk pickup by his constituents.

Council Member Montney questioned the need to formally direct staff to monitor the Program, saying that kind of evaluation should be standard practice. She added that many residents had told her they value the CCC and suggested the City could keep both the CCC and curbside bulk pickup so long as it was closely analyzed and managed.

City Manager Jurgens explained that in 2018, the City had not consistently tracked the data needed to fully evaluate the CCC decision, but that staff were now collecting and monitoring this information and already intended to set metrics and review performance. He said staff had no objection to the amendment because it aligned with their plans. He also noted that, due to future East Street Basin development, the CCC site would eventually need to be relocated for yard waste rather than for bulk waste. He emphasized that if Council approved the change, staff would monitor the new Program and report back on options including any possibility of reintroducing a similar service later.

Council Member Mosely and Deputy City Manager McLaughlin discussed marketing and communications to residents regarding the changes.

Council Member Montney and Director Rickey discussed how the curbside model better served a broader range of residents, because many could not easily use the CCC. Director Rickey and Asst. Director Winterland explained how the FTE would be relocated to the street sweeper team, which was under the same classification of work.

Council Member Ward reiterated the intent of her motion was to hold the City accountable to have a regular process of monitoring and evaluating the proposed Program.

Mayor Brady directed the Clerk to call roll:

Ayes: Kearns, Mosley, Danenberger, Straza, Hendricks, Ward, Lee, Scott

Nayes: Montney

Motion Carried.

ORDINANCE NO. 2025 - 097

AN ORDINANCE AMENDING CHAPTER 21 OF THE CITY CODE AND THE SCHEDULE OF FEES REVISING BULK WASTE COLLECTION SERVICES, FEES, AND DROP-OFF FACILITY OPERATIONS

The following Item was presented:

<u>Item 8.B. Presentation of a Proactive Property Maintenance Enforcement Update, as requested by the Community Impact & Enhancement Department.</u>

City Manager Jurgens introduced the Item explaining it was not an ordinance, but an update to move to a more proactive Code Enforcement Program. He asked Community Impact & Enhancement Director Cordaryl Patrick to present and requested that he also briefly update Council on video gaming signage enforcement before taking questions.

Director Patrick explained that the City was moving from a complaint-based model to a proactive property maintenance enforcement model, which would result in better quality of life, housing conditions, and property values. He shared that inspectors would actively patrol assigned Wards, talk directly with owners to seek voluntary compliance, and issue compliance letters with a correction period rather than as tickets. He reviewed common violations such as trash and debris, visible carts, overgrown vegetation, inoperable cars, parking on grass, improperly placed RVs, and broken windows. He outlined the current processes, which included an inspection, compliance letter, re-inspection, and referral to Legal if there was no action. He noted that, aside from high-grass mowing, the City lacked a general abatement program, adding that staff were working on a future "phase two" that would allow the City to abate more types of chronic violations.

Council Member Lee noted a noise complaint he had received from a constituent and asked how that would be factored into the model. Director Patrick explained his department did not enforce all City codes and that the model specifically focused on property maintenance enforcement. He recommended speaking with the Police Chief on that particular matter.

He moved on to provide an update on video gaming establishments and reported early progress in enforcing flag/feather sign rules.

Council Member Hendricks asked whether, alongside stricter property maintenance enforcement, the City could also provide support resources for low-income, elderly, or otherwise struggling residents who might not have the means to fix maintenance problems on their properties. Director Patrick stated that staff were compiling a list of community resources including possible grants and non-profit help that inspectors would carry and share with residents.

Council Member Scott and Director Patrick discuss how staff become aware of various violations. They then discussed the Program's metrics including the number of violations that were being tracked and monitored.

Council Member Kearns supported residential property maintenance enforcement and asked about a plan for commercial properties. Director Patrick clarified that the Program was intended for both residential and commercial properties. They then discussed staff continuing to participate in community walks and events to foster relationships, engagement, and education.

Council Member Ward asked what the average length of legal action was once someone failed to comply with a violation. Director Patrick reported that the timeline depended on a variety of factors, but generally was no more than 60 days. He shared that Department leadership were currently re-training inspectors to be more relationship-focused and pushing them to speak with property managers/residents before sending compliance letters. They then briefly discussed Administrative Court. Council Member Ward noted that absentee property owners were a major source of frustration in her neighborhoods. She supported developing an Abatement Program, asking that staff return to Council with what would be needed to put such a Program in place.

City Manager's Discussion

City Manager Jurgens gave a brief report highlighting several Downtown updates. He promoted upcoming holiday events across the City and reminded Council and the public of the next Council meeting in December, and that there would be no December Committee of the Whole.

Council Member Discussion

Council Member Lee thanked Public Works crews for their diligent work clearing snow.

Council Member Hendricks reported that the recent Downtown tree lighting was well attended and part of a very successful weekend for Downtown.

Council Member Ward shared that she enjoyed participating in Saturday's parade.

Council Member Straza said he, too, enjoyed walking in the recent parade with Council Member Ward and appreciated the good weather. He thanked City staff for their snow-response work, noting they had responded quickly to resident requests.

Council Member Danenberger echoed appreciation for staff's work during the recent snowstorm and reminded the community that, following the weather disruption to Small Business Saturday, local small businesses especially needed community support the coming weekend.

Council Member Montney thanked the Mayor for the recent event he held for Board and Commission members, noting many expressed appreciation.

Mayor's Discussion

Mayor Brady echoed appreciation for Downtown businesses coping with Streetscape construction and urged the community to support them during this “pain” phase of the project. He briefly recapped recent City events, and then discussed his snowplow ride-along during the recent storm, praising Public Works staff and noting how challenging and sometimes unsafe driver behavior around plows could be. He closed by offering holiday wishes - Merry Christmas, Happy New Year, and happy holidays.

Executive Session

No Executive Session was held.

Adjournment

Council Member Ward made a motion, seconded by Council Member Hendricks, to adjourn the meeting.

Mayor Brady directed the Clerk to call roll:

Ayes: Kearns, Mosley, Montney, Danenberger, Straza, Hendricks, Ward, Lee, Scott

Motion Carried.

The meeting adjourned at 7:20 PM.

CITY OF BLOOMINGTON

Dan Brady, Mayor

ATTEST

Amanda Stutsman, Deputy City Clerk