



**MINUTES
COMMITTEE OF THE WHOLE - REGULAR SESSION
MONDAY, AUGUST 18, 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 Dan Brady called the meeting to order.

Roll Call

Attendee Name	Title	Status
Dan Brady	Mayor	Present
Jenna Kearns	Council Member, Ward 1	Present
Micheal Mosley	Council Member, Ward 2	Present
Sheila Montney	Council Member, Ward 3	Present
John Danenberger	Council Member, Ward 4	Present
Michael Straza	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
Abby Scott	Council Member, Ward 9	Present

Public Comment

Mayor Brady read a public comment statement of procedure. Amy Endicott and Dakota Black emailed public comment, and the following spoke in-person: (1) Steve Bute; (2) JW Barnett; (3) David Eades; (4) Jill Whitaker; (5) Mark Adams; (6) Mark Clauss; (7) Tyson Mohr; (8) JR Wilkerson; (9) Bill Bishop; (10) Patty Bishop; and (11) James Gaston.

Council Member Straza made a motion, seconded by Council Member Mosley, to extend the public comment time by 15 minutes.

Mayor Brady directed the Clerk to call roll:

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

Motion carried.

The following spoke in-person following the time extension: (12) John Biddle and (13) Ben Kurtenback. Pamela Ringenberg registered to speak, but was not present at the meeting.

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 Straza, to approve the Consent Agenda as presented.

Item 4.A. Consideration and Action to Approve the Minutes of the June 16, 2025, Regular Committee of the Whole Meeting, as requested by the City Clerk Department. (Recommended Motion: That the minutes be approved.)

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 5.A. Presentation and Discussion of the MMH Scan™ Analysis + Definition of Barriers to Missing Middle Housing, by Opticos Design, Inc., and the Findings and Recommendations of Such, as requested by the Development Services Department.

Mayor Brady introduced the Item and provided a brief history on the Item's timeline.

City Manager Jeff Jurgens explained that the City was experiencing a housing shortage and that staff had begun reviewing Zoning and Subdivision Codes in an effort to encourage and empower more housing options, including "missing middle" housing. He emphasized that the presentation was in an early stage and that staff were looking to provide transparency and encourage public input and Council direction on how to move forward.

Kelly Pfeifer, Development Services Department Director, presented on the City's review of Zoning and Subdivision Codes as part of Priority D included in the Opticos Report, which focused on barriers to building "missing middle" housing. She explained that Opticos was hired to analyze best practices and identify Code obstacles. She clarified that the study was an initial step, not a proposal to change all neighborhoods, and that it focused on specific zoning districts. She also described the types of housing considered and outlined next steps for further review and public input.

Council Member Mosley asked for a straightforward explanation of the difference between R-1C and R-2 zoning districts. Alissa Pemberton, Planning Manager, responded that R-1C was a single-family district that sometimes allowed duplexes, while R-2 was a mixed residence district permitting duplexes by right and some multifamily or townhouse uses with special approval. She explained that R-1C was initially included in the study for completeness, but after review, staff determined it was not appropriate to pursue further for missing middle housing.

Council Member Montney requested additional transparency and asked Mrs. Pemberton to name single-family subdivisions currently zoned R-2. Mrs. Pemberton provided examples, including Prairie Vista, Wittenberg Woods, Old Farm Lakes, Royal Links, Tipton, Harvest Point, and The Grove, noting that these areas generally had smaller lots. She also mentioned that she had not verified which subdivisions contained duplexes, since duplexes were permitted by right in R-2 zones. Council Member Montney expressed concern that the meeting process and setup differed from what Council had previously been asked to vote on. She emphasized that staff should fully understand the character and names of R-2 neighborhoods before recommending changes that could disrupt established communities.

Council Member Kearns clarified that the initial discussion on the missing middle housing topic had been tabled by a Council vote and was later brought back for discussion through the efforts of the Council and Mayor. She expressed support for greater transparency, a strategic approach, and flexibility, and encouraged staff to recommend sensible changes that align with community needs and improved processes.

Council Member Scott acknowledged the pressures caused by the current housing market and emphasized the importance of transparency and community feedback. She believed Council was not rubber-stamping proposals, but instead wanted to research and implement changes thoughtfully and responsibly to address housing needs.

Council Member Ward asked Mrs. Pemberton to clarify what was meant by "buildability of existing housing." Mrs. Pemberton explained that it referred to making it easier to build and sell homes by addressing City Code and financing barriers. Council Member Ward said the explanation was clear and stressed that the missing middle housing discussion was too important to be postponed indefinitely, highlighting its significance to the community.

Council Member Straza emphasized the importance of transparency and building trust in the Council's process. He stressed the need for clear definitions of terms like "walkable centers" and cautioned that any changes should be made carefully to avoid unintended consequences, such as investment groups buying up properties and limiting opportunities for individual homeownership.

Council Member Montney questioned why missing middle housing was being prioritized when previous community surveys and reports did not identify it as a top concern. She expressed skepticism about the selection of consultants and the applicability of national data, urging the Council to focus on issues more directly supported by local input.

Council Member Mosley made a motion, seconded by Council Member Kearns, to extend the Council Discussion time by 10 minutes.

Mayor Brady directed the Clerk to call roll:

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

Motion carried.

Council Member Mosley recommended that, if the missing middle housing approach advanced, it should include clear objectives for affordability and protection against large firms dominating the market. He also asked about zoning procedures to ensure that Council could maintain proper oversight of future developments.

Council Member Kearns was concerned that if the City focused on missing middle housing, it would limit the ability to address other priorities like dilapidated homes. City Manager Jurgens provided assurances that staff could handle multiple priorities simultaneously and that work on abandoned and dilapidated homes would remain a focus.

City Manager Jurgens thanked the Council for their feedback, explained that staff's approach had changed in response to previous input, and emphasized that any future recommendations would be location-specific and not Citywide. He assured Council that staff would not act unilaterally and would seek Council direction before proceeding further.

Council Member Montney recommended removing the R-2 district. City Manager Jurgens stated that staff would do a thorough analysis of the recommendation.

Council Member Straza asked when Council could expect the Report to return for a vote. Mayor Brady stated that the missing middle housing issue would be brought back as soon as it was deemed ready after gathering additional input from Council.

Council Member Ward and Corporation Counsel Chris Spanos discussed parliamentary procedure for postponing to a date certain or indefinitely. They also discussed the Council Member Initiative process for a Council Member to place an Item on the agenda.

The following Item was presented:

Item 5.B. Presentation and Discussion on Video Gaming, as requested by City Council.

Mayor Brady stated that he was asked by members of Council to bring forward a discussion on video gaming.

City Manager Jurgens explained that the City's current cap on video gaming licenses was 60 with a waitlist. He outlined several options for Council to consider if interest existed in allowing additional licenses, including raising or eliminating the cap, switching to a terminal-based system, or maintaining the current system. He noted the importance of ongoing audits and the significant revenue video gaming brought to the City. He reported that the City had collected over \$10 million in its 5% share of the tax revenue since licensing video gaming.

Council Member Hendricks asked about the current licensure requirements and process. Leslie Yocum, City Clerk, gave an overview of the process for obtaining and maintaining a video gaming license. She explained the requirements for getting on the Video Gaming Waitlist, and annual renewal, and compliance checks including the 50/50 rule that limits no more than 50% of a business' revenue coming from video gaming. The two then discussed how the 50/50 rule was intended to prevent gaming parlors. They then discussed the history and gradual increase of gaming licenses, as well as the process for transferring licenses between businesses. Council Member Hendricks expressed concerns that the current system could create unfair competition among local businesses, as well as with contracted licenses.

Council Member Montney and City Clerk Yocum discussed the importance of regularly auditing license holders to ensure compliance with City rules. City Clerk Yocum explained that annual reviews and compliance checks were conducted with additional audits performed as needed to maintain the integrity of the licensing process.

Council Member Hendricks noted that the Video Gaming Waitlist had not grown significantly since 2024 and acknowledged concerns about the negative impacts of gaming.

Mayor Brady confirmed with City Clerk Yocum that the last interest in reconsidering video gaming licenses was brought forward in 2024 via a Council Initiative by Council Member Hendricks.

Council Members Mosley and Ward discussed with Mayor Brady when the item would return for a vote.

Council Member Scott expressed concern about the social costs of gaming. She stated that she did not support reducing the number of video gaming licenses, especially given that neighboring municipalities had more, and she opposed the City's favoring certain businesses by limiting licenses. She preferred a fairer approach.

The following Item was presented:

Item 5.C. Presentation and Discussion on the Schedule of Meetings, as requested by City Council.

Mayor Dan Brady explained that some members of Council had requested a review of the schedule of meetings for the Committee of the Whole. He noted that a proposal from the Legal Department was available for consideration should Council want to eliminate or change the process in which Committee of the Whole meetings are held.

City Manager Jurgens explained that Council could change or reduce the Committee of the Whole meeting schedule if desired. He suggested targeting the third Monday of the month

for special meetings and mentioned the option of holding work sessions before regular meetings, emphasizing that Council had flexibility in deciding how to proceed.

Council Member Ward opposed reducing or cancelling Committee of the Whole meetings, stating that she was elected to do the City’s work and believed more meetings might be needed to handle important business. She emphasized the value of these meetings.

Council Member Mosley clarified a statement he had previously made outside of a formal meeting regarding the schedule for Committee of the Whole meetings and noted that he did not intend to suggest cancelling Committee of the Whole meetings. He supported keeping the meetings for meaningful business and agreed they should only be cancelled if not needed.

Mayor Brady thanked Council for their input and stated that the objective was to make meetings and scheduling of meetings as efficient as possible based on Council’s needs and the content to be addressed.

Council Member Kearns emphasized the value of the Committee of the Whole meetings, noting that they allowed for thorough discussion and better preparation before voting on issues. She supported keeping the meetings and suggested being more strategic about how topics move from discussion to voting.

City Manager's Report

City Manager Jeff Jurgens reported that the City had launched a new online tool for residents to track sidewalk projects in their neighborhoods. He highlighted the City’s ongoing investment in infrastructure and noted that sidewalk work was beginning in Ward 6.

Executive Session

Council Member Straza made a motion, seconded by Council Member Lee, to enter into Executive Session per Section 2(c)(11) of 5 ILCS 120 to discuss pending litigation.

Mayor Brady directed the Clerk to call roll:

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

Motion carried.

Council entered into Executive Session at 8:04 P.M.

Adjournment

Council returned to Open Session at 8:52 P.M.

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

Mayor Brady directed the Clerk to call roll:

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

Motion carried (viva voce).

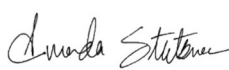
The meeting adjourned at 8:53 P.M.

CITY OF BLOOMINGTON

ATTEST



Dan Brady, Mayor



Amanda Stutsman, Deputy City Clerk

