

**SUMMARY MINUTES  
PUBLISHED BY THE AUTHORITY OF THE CITY COUNCIL  
OF BLOOMINGTON, ILLINOIS  
MONDAY, AUGUST 22, 2016; 7:00 P.M.**

**1. Call to Order**

The Council convened in Regular Session in the Council Chambers, City Hall Building, at 7:00 p.m., Monday, August 22, 2016. The Meeting was called to order by Mayor Renner.

**2. Pledge of Allegiance to the Flag**

The Meeting was opened by Pledging Allegiance to the Flag followed by a moment of silent prayer.

**3. Remain Standing for a Moment of Silent Prayer**

**4. Roll Call**

Mayor Renner directed the City Clerk to call the roll and the following members of Council answered present:

Aldermen: Kevin Lower, David Sage, Mboka Mwilambwe, Amelia Buragas, Joni Painter, Karen Schmidt, Scott Black, Diana Hauman, Jim Fruin and Mayor Tari Renner.

Alderman absent: None

Staff Present: David Hales, City Manager; Steve Rasmussen, Assistant City Manager; Jeffery Jurgens, Corporation Counsel; Cherry Lawson, City Clerk; Tom Dabareiner, Community Development Director; Nicole Albertson, Human Resources Director; Jim Karch, Public Works Director; Austin Grammer, Economic Development Coordinator; and other City staff were present.

**5. Recognition / Appointments**

The following were presented:

- A. Presentation by McLean County Health Department, Community Health Needs Assessment Results
- B. Presentation by Sally Heffernan, BN Advantage Steering Committee
- C. Appointment of Alicia Whitworth to the Bloomington Board of Library Trustees
- D. Appointment of Levi Sturgeon to the Board of Fire & Police Commissioners
- E. Appointment of Michael Butts to the Board of Zoning Appeals

**6. Public Comment**

Mayor Renner opened the meeting to receive Public Comment. The following individuals provided comments during the meeting.

Bruce Meeks  
Donna Boelen  
R.J. Whitworth  
Gary Lambert  
Patricia Marton

## **7. Consent Agenda**

The following was presented:

Mayor Renner asked Council whether there were any items to be removed from the Consent Agenda for further discussion.

**Motion by Alderman Hauman, seconded by Alderman Schmidt, that the Consent Agenda be approved with the exception of Agenda Item No. 7D, 7F, and 7H.**

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

**Ayes: Aldermen Lower, Sage, Mwilambwe, Buragas, Painter, Schmidt, Black, Hauman and Fruin.**

**Nays: None.**

**Motion carried.**

The following was presented:

Item 7A. Consideration of approving the Minutes of the August 8, 2016 Regular City Council Meeting.

The following was presented:

Item 7B. Consideration of approving Bills, Payroll, Procurement Card Purchases, and Electronic Transfers in the amount of \$5,469,688.06.

The following was presented:

Item 7C. Consideration of Approving Appointments to Various Boards and Commissions.

The following was presented:

Item 7D. Consideration of ratifying a contract with the International Association of Machinists and Aerospace Workers, Lodge 1000. ***This item was pulled from the Consent Agenda for Council discussion.***

The following was presented:

Item 7E. Consideration of approving the renewal of the 2004 Variable Bond Repurchase Agreement.

The following was presented:

Item 7F. Consideration of an Ordinance amending the City Code Provisions of Bulk Waste and Brush Collection in Relation to National Historic Landmarks within the City. ***This item was pulled from the Consent Agenda for Council discussion.***

ORDINANCE 2016 - 82

AN ORDINANCE AMENDING THE CITY CODE PROVISIONS  
ON BULK WASTE & BRUSH COLLECTION IN RELATION TO  
NATIONAL HISTORIC LANDMARKS WITHIN THE CITY

The following was presented:

Item 7G. Consideration of an ordinance approving a Special Use Permit allowing a duplex in the R-1C, High Density Single Family Residential District for the property located at 910 Summit Street.

ORDINANCE NO. 2016-83

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A  
DUPLEX in the R-1C DISTRICT  
FOR PROPERTY LOCATED AT: 910 SUMMIT STREET

The following was presented:

Item 7H. Consideration of adopting an Ordinance approving a Petition from Core III, LLC, for an expedited final plat for Airport Park 17<sup>th</sup> Addition Final Plat and approving a utility easement vacation, located East of Ekstam Drive and south of Cornelius Drive. ***This item was pulled from the Consent Agenda for Council discussion.***

ORDINANCE NO. 2016 - 84

AN ORDINANCE APPROVING THE FINAL PLAT OF AIRPORT PARK SUBDIVISION  
SEVENTEENTH ADDITION AND VACATING EASEMENT

The following was presented:

Item 7I. Consideration of approving a Lake Bloomington Lease Transfer Petition for Lot 7, Block 3 of Camp Iroquois, from Robert J Hitchen declaration of trust dated October 1, 1997 to Jeffery and Kimberly Schade.

The following was presented:

Item 7J. Consideration of approving a Lake Bloomington Lease Transfer Petition for Lot 7, Block 3 of Camp Iroquois, from Cynthia J. Esch to The Carol A. Scholl Living Trust.

The following was presented:

Item 7K. Consideration of approving an Ordinance Suspending Portions of Section 701 of Chapter 31 and Section 26(d) of Chapter 6 of the City Code for a Wedding Reception on September 11, 2016.

#### ORDINANCE NO. 2016 - 85

#### AN ORDINANCE SUSPENDING PORTIONS OF SECTION 701 OF CHAPTER 31 AND SECTION 26(d) OF CHAPTER 6 OF THE CITY CODE FOR A WEDDING RECEPTION ON SEPTEMBER 11, 2016 AT DAVIS LODGE

The following was presented:

Item 7F. Consideration of an Ordinance amending the City Code Provisions of Bulk Waste and Brush Collection in Relation to National Historic Landmarks within the City. ***This item was pulled from the Consent Agenda for Council discussion.***

Alderman Sage wanted clarification on how this topic of discussion was placed on the agenda for this meeting.

Mayor Renner stated according to the Ordinance, there are multiple ways an item can be placed on the agenda. He stated that the City Manager and himself, agreed to put this item on the agenda. Renner provided background information relating to Alderman Buragas request to provide Mr. Hales with this item. Mayor Renner reminded Council that as policy makers, they are allowed to suggest topics to be brought forward and put on the agenda as they gain more public interest.

Alderman Sage expressed concern that Council had changed its usual procedures for putting items on an agenda. He stated Council needed to continue to discuss topics prior to them being placed on an agenda. Alderman Sage stated there is a procedure in place for Alderman to put an item on an agenda. It is very important to stick to this procedure, when requesting an item to be placed on an agenda that involves a policy or ordinance change.

Mayor Renner discussed the different ways Council can present an item to be put on an agenda. He reminded Council that every item does not have to go through the same process.

Alderman Buragas provided background information on this agenda item and the manner in which it was brought to Mayor Renner. The process was staff driven and proposed by executive staff to be placed on the agenda after researching and creating a plan for Bulk Waste.

Alderman Lower stated if an item involves a policy change or ordinance change, it should be discussed with Council prior to it being placed on an agenda. This procedure ensures that no violations of the Open Meeting Act occur.

Alderman Fruin stated there are multiple landmarks just as important as the David Davis Mansion, in the community, that we do not place on an agenda without prior Council discussion. If we start putting items on the Agenda without prior Council discussion, then all historical landmarks in the community will be asking for our assistance.

#### ORDINANCE 2016 - 82

#### AN ORDINANCE AMENDING THE CITY CODE PROVISIONS ON BULK WASTE & BRUSH COLLECTION IN RELATION TO NATIONAL HISTORIC LANDMARKS WITHIN THE CITY

**Motion by Alderman Schmidt, seconded by Alderman Buragas, that the Text Amendment to Chapter 21, Section 300.7 of Article III of the Bloomington City Code, be approved and the Ordinance passed, and to authorize the Mayor and City Clerk to execute the necessary documents.**

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

**Ayes: Aldermen Lower, Sage, Mwilambwe, Buragas, Schmidt, Black, Hauman and Fruin.**

**Nays: None.**

**Recused: Alderman Joni Painter**

**[7:38 PM Minutes:] Alderman Painter left the dais.**

**[7:50 PM Minutes:] Alderman Painter returned to the Meeting.**

**Motion carried.**

The following was presented:

Item 7H. Consideration of adopting an Ordinance approving a Petition from Core III, LLC, for an expedited final plat for Airport Park 17<sup>th</sup> Addition Final Plat and approving a utility

easement vacation, located East of Ekstam Drive and south of Cornelius Drive. *This item was pulled from the Consent Agenda for Council discussion.*

Alderman Mwilambwe reminded Council about the amount of traffic this would generate in this particular area. Past research found the timing of the study was done at a time that did not allow realistic data to be collected. There also is not an appropriate outlet for people and traffic out of this neighborhood. Cornelius is the next best street option to use, but has been undeveloped for the past 20 years. If Cornelius was fully developed at this time there would be more support for this Ordinance. For these reasons he will be voting “No.”

Alderman Fruin commented progress has been made with various developments in that area, and that Cornelius will hopefully follow through and help this neighborhood out.

Alderman Lower stated this is a great area that is not Downtown, for Council to consider making a TIF district so that this neighborhood can be developed fully.

#### ORDINANCE NO. 2016 - 84

#### AN ORDINANCE APPROVING THE FINAL PLAT OF AIRPORT PARK SUBDIVISION SEVENTEENTH ADDITION AND VACATING EASEMENT

**Motion by Alderman Schmidt, seconded by Alderman Hauman that the Ordinance be passed approving the expedited final plat for Airport Park 17th Addition and vacating the associated utility easement and that the Mayor and City Clerk be authorized to sign the necessary documents.**

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

**Ayes: Aldermen Schmidt, Black, Hauman, Fruin and Renner.**

**Nays: Alderman Lower, Sage, Mwilambwe, and Painter.**

**Mayor Renner voted Aye to break the tie vote.**

**Recused: Alderman Amelia Buragas**

**[7:50 PM Minutes:] Alderman Buragas left the dais.**

**[8:00 PM Minutes:] Alderman Buragas returned to the Meeting.**

**Motion carried.**

The following was presented:

7D. Consideration of ratifying a contract with the International Association of Machinists and Aerospace Workers, Lodge 1000. *This item was pulled from the Consent Agenda for Council discussion.*

Alderman Fruin reminded Council of the City of Bloomington generous benefit program where by staff recommends benefit levels for themselves and for employees of the City. He is not in approval of this type of benefit program. He stated that the City of Bloomington has one of the richest benefit packages of any employer in McLean County. Deductible levels, spousal coverage, reimbursement levels, and out of pocket exposure were of concern to him. A large amount of individual's tax dollars are funding the City's employee's benefits package. We need to restructure and change our benefits package to be more consistent with other employers in the community.

Alderman Hauman asked Mr. Hales where the City was in regards to the benefit study. Mr. Hales stated it would be brought to Council next month to discuss the Employee Benefit Compensation Philosophy. This discussion is to have Council help give their opinions to policy adjustment and restructure of benefits.

Alderman Black asked if this proposal did not pass, what would the outcome be. Mr. Jurgens and Ms. Albertson said that if this proposal was not ratified, it would have to go back to the bargaining table to discuss further.

Alderman Buragas explained that this proposal is moving in the right direction and shows the small reduction in benefits that was already voted on prior. Council needs to move forward and not hold this contract up any longer.

Alderman Mwilambwe felt a proper comparison needs to be made between private and public sectors with jobs that are similar. He did not feel matching the private sector and public sector in general gives fair data. Each job entails different hours required of staff than others.

**Motion by Alderman Hauman, seconded by Alderman Painter, that the Contract be ratified, and authorize the bargaining unit team to execute the agreement.**

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

**Ayes: Aldermen Lower, Sage, Mwilambwe, Buragas, Painter, Schmidt, Black, Hauman and Fruin.**

**Nays: None.**

**Motion carried.**

**Regular Agenda**

The following was presented:

Item 8A. Consideration of approving a professional services agreement with Houseal Lavigne & Associates (as per RFP 2017-06) for a comprehensive amendment of the City of Bloomington Zoning Ordinance (Chapter 44 of the Municipal Code).

Mr. Dabareiner stated, the existing Zoning Ordinance has a number of problems and needs to be updated to reflect current goals and objectives. Council needs correct out of date land uses, consider current development, legal decisions that have occurred, and make sure our ordinances reflect Council's decisions. The Ordinance also contains a number of conflicting provisions. Current time provides for a great opportunity to do all these changes.

A team was put together that consisted of Katie Simpson; City Planner, Tom Dabareiner; Community Development director, and George Boyle, the City Attorney. This team interviewed two local firms, both of whom were within the budget. A third firm was not within budget and lacked proper legal representation so they were not interviewed. City staff interviewed these two firms and recommend Houseal Lavigne & Associates to become the land use attorney with this proposal project. This firm believes they can meet the demands of what was admittedly an aggressive time frame for doing so. The team is recommending the City approve Houseal Lavigne & Associates for 125,000 dollars.

Alderman Lower stated, if we start changing zoning rules it will create instability in the market. This is not the time to create more instability. He does not know enough about Houseal Lavigne to know exactly how they will help the City.

Mr. Dabareiner stated that the zoning ordinance needs to be reviewed and updated. By updating the Ordinance it would also change some regulations the City has. Letting this opportunity go would not be a wise choice.

Alderman Hauman stated, she appreciated the background given by Mr. Dabareiner on how they selected Houseal Lavigne & Associates. This may help the Council achieve the downtown redevelopment they are seeking.

Alderman Buragas asked what the eight month process would look like if the agreement was approved and whether there would be opportunities for public input and feedback. Mr. Dabareiner said all changes would have to go through the Planning Commission to be discussed. All feedback or input would be considered through these discussions. Since there is a considerable amount of information to review, it would be brought to the Planning Commission at least once a month.

**Motion by Alderman Hauman, seconded by Alderman Buragas, that Council approve a professional services agreement in the amount of \$125,000.00 with Houseal Lavigne & Associates to conduct a comprehensive amendment to the City of Bloomington**



**Zoning Ordinance, and authorize the City Manager and City Clerk to execute the necessary documents.**

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

**Ayes: Aldermen Sage, Mwilambwe, Buragas, Painter, Schmidt, Black, Hauman, and Fruin.**

**Nays: Alderman Lower.**

**Motion carried.**

The following was presented:

Item 8B. Presentation of the Downtown-Southwest Redevelopment Project Area Tax Increment Financing Redevelopment Plan, and consideration of an Ordinance to set a date for, and to approve a public notice of a public hearing for the Downtown-Southwest Redevelopment Project Area.

Mr. Grammer presented the Downtown- Southwest Redevelopment Plan and stated the City has come quite far with this project. He presented to Council, the Ordinance to set a time and place for the required Public Hearing and establish a date for meeting of the Joint Review Board. This ordinance, if passed, starts the process to create the proposed TIF. The Ordinance proposes the JRB meeting would be September 8, 2016, The Public Hearing would be October 10, 2016, at City Hall. Due to delays in the TIF, the City has to wait until late October or early November to adopt the three Ordinances that would create the TIF.

This redevelopment plan is strongly rooted in the City's Comprehensive Plan. In the Comprehensive plan the Downtown area seemed to be the core attraction for employment, specialty retail shops, innovated mixed uses, blacksmithing, and cultural and entertainment. The prioritization of mixed use development and redevelopment projects are highlighted in the TIF Redevelopment Plan. The encouragement of Residential units and mixed use development, as well as improved parking, encouraging commercial and corporate uses along the corridor, and coordinating parking are also topics highlighted in the TIF Redevelopment Plan.

This Tax Increment Financing Redevelopment Plan can be found on the City's website at [www.cityblm.org/TIF](http://www.cityblm.org/TIF). This TIF district has a 3 block radius of Washington, and Center streets and parking lots near Front and Lee Streets.

As part of the TIF Act the consultant is challenged to find at least five, or more, qualifying factors for eligibility in order to determine that the area is Blighted. The approximate total building square footage for this TIF area is 160,000. Of this 160,000 square footage, 85% is vacant. There is 135,000 square footage of vacant building, which shows the amount of

vacancy in buildings and high amounts of building deterioration and buildings below building code standards is extremely high.

The consultant found that the utilities in the TIF area had problems. Some of the oldest sewer and water lines exist in the TIF area and these will eventually need to be updated with the Redevelopment project.

Once it was determined that the Downtown Bloomington area qualified for the TIF, the other part of this Ordinance is to create the Redevelopment Plan. The goals of the plan are to reduce or eliminate the blighting conditions in the district, to prevent more blight from happening in properties that are not currently blighted, and to enhance the tax base for the benefit of the City and other taxing districts. The goals should encourage private investment in the area.

The budget presented is taking into factor all these things and how much it would cost to fully redevelop this TIF district with mixed use development. To create full EVA, the proposed budget is 27, 900,000. This budget figure does not show the City is the sole income for funding. This number is an estimate of potential private sector investment that could be occurring.

Alderman Schmidt asked how much input the Council has in making decisions that could arise in creating the TIF district. Mr. Grammer stated, through the TIF Agreement, the Council would be in control of the TIF fund and budget should there be development in this area. If the City Council is working with a private developer, it ultimately is up to what Council and the contract with the Developer states. Council will be allowed to have ongoing discussions and flexibility to determine these matters.

Alderman Sage referred to a particular slide that showed various projects and costs associated with them. Sage clarified that the proposed budget was not all coming from the City of Bloomington funding. Mr. Grammer confirmed this was correct.

Alderman Lower asked Mr. Grammer if this TIF proposal was not to succeed, what costs would the City incur. Mr. Grammer stated the expense for staff time needed to set this up and the consulting Legal fees would be the only fees incurred. Lower stated people outside of this TIF district are not going to want their tax dollars going to such a project. He does not feel there are other TIF districts in the area that are doing exceptionally well.

#### ORDINANCE NO. 2016-86

### AN ORDINANCE OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS, TO SET A DATE FOR, AND TO APPROVE A PUBLIC NOTICE OF A PUBLIC HEARING FOR THE DOWNTOWN-SOUTHWEST REDEVELOPMENT PROJECT AREA

**Motion by Alderman Schmidt, seconded by Alderman Painter, that the Ordinance to set a date for, and to approve a public notice of a public hearing for the Downtown-Southwest Redevelopment Project Area be approved and authorize the Mayor and City Clerk to execute the necessary documents.**

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

**Ayes: Aldermen Sage, Mwilambwe, Buragas, Painter, Schmidt, Black, Hauman, and Fruin.**

**Nays: Alderman Lower.**

**Motion carried.**

The following was presented:

Item 8C. Consideration of approving a contract with KMA Design (RFQ# 2017-10) for Professional Services for Downtown Branding and Wayfinding.

Mr. Rasmussen provided an overview on the Signage Committee. The Committee has met 29 times since it was put into place. Seventy-five thousand dollars was allocated in the budget for Wayfinding Architech to research and locate a firm to work with the City to provide signage and branding. Wayfinding selected KMA Design to work with the City. Mr. Rasmussen introduced Tricia Stiller, the Co-Chair of the KMA Signage Committee and Russel Francois, who was also a co-chair for the KMA Signage Committee.

Barbara Martin; who telephoned in, is the CEO of KMA Design. She provided an overview of KMA Design and how KMA has helped thousands of universities, theme parks, casinos, hospitals and businesses to create their branding and signage to attract attention.

Ms. Stiller explained the manner in which KMA Design plans to enhance Bloomington through Wayfinding. Through Wayfinding, KMA will identify key locations, especially to the heart of our City. Ms. Stiller supports a contract with KMA Design, which would allow this signage process to officially begin.

Alderman Mwilambwe asked whether this contract would provide suggestions of how the City can improve its gateways, as this was discussed 3-4 years ago. Mr. Rasmussen stated KMA has located 6 of our main gateways for communities that the city would like to start with. Mwilambwe stated while the signage looked good, it didn't make much sense to have if the surrounding area and landscaping was not just as good. He suggested that KMA should also help with the landscaping to the area.

Mr. Rasmussen stated the \$67,000 budget funding was only for KMA to do proper research to provide all the needed suggestions. Staff would return to Council at a later time to request additional funding for implementation.

Mr. Hales asked KMA how much of their focus was on the Gateways coming into the City, as opposed to the the actual downtown area.

Ms. Martin stated KMA will not focus its attention solely on the downtown area, because the City will lose the opportunity to draw people to that downtown area. KMA looks at everything from macro to micro. Macros are areas where there are transitions from one community into this community. Micros are the key areas in the community we need to prioritize and direct to.

**Motion by Alderman Black, seconded by Alderman Schmidt, that Council approves the contract in the amount of \$62,190 with KMA Design, and authorize the City Manager and City Clerk to execute the necessary documents.**

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

**Ayes: Aldermen Sage, Mwilambwe, Buragas, Painter, Schmidt, Black, Hauman, and Fruin.**

**Nays: Alderman Lower.**

**Motion carried.**

The following was presented:

Item 8D: Consideration of a Complete Streets Ordinance for the City of Bloomington.

Mr. Karch stated Complete Streets is an integrated comprehensive transportation network. Council previously passed a Bike Master Plan, a Sidewalk Master Plan, and increased funding toward infrastructure from what it was in the past. Council is in current discussions to increase it even further. This plan presented is different from what was brought forward on June 20, 2016. Originally it was presented with no additional costs. However, after structure was considered and talked about with council members as well as members of the community, staff looked at what the Town of Normal passed, and a different approach is now being taken on the Complete Streets structure.

In the past, ideas and proposals filtered through the master plan. However, the new recommendation is that every new street, street that is being resurfaced, and private development should be filtered through the Complete Streets Philosophy. This will have a different impact and will push us forward faster to being a multi-modal community.

Mr. Hales asked what staff has learned, through research from other cities that have gone to this particular approach. When the City begins to evaluate each street what is the impact on staff requirement. Mr. Karch noted that additional staff and resources would be needed and that is just the reality of creating such a plan. In order to grow and be the type of Community that Council wants Bloomington to be, writing the Complete Streets Ordinance is what needs to occur.

Alderman Black related the Ordinance to the Health Assessment Presentation earlier in the evening. He reminded Council that Bloomington rated very high for obesity levels and these two things can work hand in hand to resolve one another. The Ordinance is a wise investment for the future of the City of Bloomington.

Alderman Lower mentioned visiting a number of communities that have implemented this type of structure. He did not see many members of the community taking advantage of this structure. He expressed Bloomington is a high density community; and therefore does not believe this type of Ordinance and structure will succeed. He noted certain parts of the Ordinance are good, but to fulfill it entirely takes too much of the City budget away from current problems in the City that already need funding but are not getting it. Council needs to get better control of the City's budget before spending more.

Alderman Buragas requested clarification from Mr. Karch in regards to additional resources that would require staff for such a structure to be implemented. Initially to implement the Ordinance it would take additional resources, but once it was implemented there should not be any additional resources or staff needed. She referenced the Town of Normal's implantation process for this type of structure and how they needed very little extra resources or staff hours to carry it out. The Complete Street structure was a recommendation from the Bloomington Comprehensive Plan. It is a very important public safety step that the City can take.

Alderman Fruin commented that consistency is very important; we should be mirroring what Normal has done so that we are consistent and flow accordingly from one to the other.

Alderman Sage stated, if the City wants federal funding and grant money, it was a federal mandate that the City has to adopt a Complete Street Ordinance, otherwise funding and grants would be withheld. If we are already doing everything as a city that is required through the Master Plans Council already adopted. This Ordinance is redundant, however, in order to receive federal funding and grant money it has to be adopted.

Alderman Schmidt spoke in consensus with Alderman Burgas to remove from the Ordinance section 181.2. She felt no street should be exempt and that all streets would be considered to be Complete Streets, which further mirrors to what Normal is doing.

Alderman Painter stated by adopting this multi-modal plan, it would be very attractive to people who want to relocate to this area for themselves or for business reasons.

Alderman Lower does not feel our community and streets are not designed or big enough for this type of infrastructure.

ORDINANCE NO. 2016 - 87

AN ORDINANCE OF THE CITY OF BLOOMINGTON ADDING ARTICLE XII TO CHAPTER 38 OF THE BLOOMINGTON CITY CODE, MAKING COMPLETE STREET PRACTICES A ROUTINE CONSIDERATION FOR TRANSPORTATION PROJECTS AS AN OPPORTUNITY TO IMPROVE PUBLIC STREETS FOR PEDESTRIANS, BICYCLISTS, AND TRANSIT USERS REGARDLESS OF AGE OR ABILITY.

**Motion by Alderman Buragas, seconded by Alderman Schmidt, that the Ordinance Amending Chapter 38 of the City Code to enact provisions on complete streets be approved with the exception of section 181.2, and authorize and that the Mayor and City Clerk to execute the necessary documents.**

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

**Ayes: Aldermen Mwilambwe, Buragas, Painter, Schmidt, Black, Hauman, and Fruin.**

**Nays: Aldermen Lower and Sage.**

**Motion carried.**

The following was presented:

8E. Consideration of approving a Resolution to Reject the Assistance Request from Riverside Lodging Bloomington LLC / Bloomington Downtown Redevelopment Partners LLC based on the Recommendation of SB Friedman Development Advisors' Final Evaluation of Riverside's Proposal for a Downtown Hotel and Conference Center.

Mr. Hales and Mr. Jurgens confirmed that the resolution before Council reaffirms the recommendations from S.B. Freidman's group related to Council discussion of the redevelopment of the downtown area. This vote is just to codify this Agenda item.

Alderman Sage asked Mr. Hales if it was still the intentions of the City to work with S.B. Freidman and Ms. Field-Orr to create an organized systematic approach to vetting and evaluating economic development projects that they mentioned in their recommendations. Mr. Hales stated this was still the intentions of both groups moving forward and that as early as September

12<sup>th</sup>, 2016 meeting there would be a plan to present to Council that shows what the action plan for the City is.

RESOLUTION NO. 2016-30

A RESOLUTION REJECTING A REQUEST FOR MUNICIPAL FINANCIAL ASSISTANCE  
FOR A PROPOSED REDEVELOPMENT PROJECT FROM  
RIVERSIDE LODGING BLOOMINGTON LLC /  
BLOOMINGTON DOWNTOWN REDEVELOPMENT PARTNERS, LLC  
AND AUTHORIZING NEXT STEPS

**Motion by Alderman Hauman, seconded by Alderman Painter, that the Resolution rejecting the assistance request from Riverside Lodging Bloomington LLC / Bloomington Downtown Redevelopment Partners LLC be approved and authorize the Mayor and City Clerk to execute the necessary documents.**

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

**Ayes: Aldermen Lower, Sage, Mwilambwe, Buragas, Painter, Schmidt, Black, Hauman, and Fruin.**

**Nays: None.**

**Motion carried.**

The following was presented:

8F. Presentation of the unaudited Fiscal 2016 Year End.

Mr. Hales presented Patti-Lynn Silva, who gave the presentation on the fiscal year end budget for 2016. These were not audited year end numbers. Staff needs to finalize the financial statements for 2016 and there is a bit of a time constraint to close out all budget amendments quickly, so these numbers were put together to show Council in order for Council to make decisions moving forward

Ms. Silva stated the City, overall, had almost a \$5 million dollar surplus. (\$4,978,060). She explained the General Fund had four months of revenue coming in that was not use to having in Budget, as the sales taxes increased. \$1.5 million of the \$4.2 Million in the General Fund was just from the Sales Taxes. Salary benefits and overtime pay are down \$2.2 Million. There were a few vacancies accounting for this savings. Utilities are down and there is a positive return in vehicle repairs.

Solid Waste Fund Balance was the biggest positive to review. One million dollars' worth of savings is substantial and shows what can happen when staff and the City work together to use ideas and implement accordingly.

The following was presented:

8G. Consideration of adopting an Ordinance approving the Fiscal Year 2016 Budget Amendment.

Alderman Sage stated this is the second year in a row where the City has had to transfer six figure budgets into the Golf Operations Account/ Fund to cover their expenses. The council really needs to tackle expense reductions or over time the City will be faced with expenses exceeding revenues.

Ms. Silva clarified the City over contributed to the Gold Operations Fund to get them up to a 15% fund balance so they have reserve money. There was a deficit, but The City over contributed to then get them up to the standard.

ORDINANCE NO. 2016 –88

AN ORDINANCE AMENDING THE BUDGET ORDINANCE  
FOR THE FISCAL YEAR ENDING APRIL 30, 2016

**Motion by Alderman Schmidt, seconded by Alderman Hauman, that the Ordinance Amendment is approved, and authorize the Mayor and City Clerk to execute the necessary documents.**

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

**Ayes: Aldermen Lower, Sage, Mwilambwe, Buragas, Painter, Schmidt, Black, Hauman, and Fruin.**

**Nays: None.**

**Motion carried.**

**City Manager's Discussion**

The directors, Mr. Hales, and Mr. Rasmussen had a great department retreat last week to meet and follow up on high level goals that the Council has provided for the city moving forward. There were good ideas that came out of this meeting to be presented at the upcoming council retreat.

Mr. Hales thanked all of City Staff for preparing for the Jazz Music Festival over the prior weekend which included power washing the down town area streets and cleaning up the



garbage more often leading up to event and moving forward. This was a great example to show with little extra expenditure what the City can accomplish.

### **Mayor Discussion**

The American's Veterans Traveling Tribute Memorial is on August 24<sup>th</sup>- August 28<sup>th</sup>. August 26<sup>th</sup> will be the opening ceremonies, which he encouraged everyone to attend and enjoy.

He thanked the Council and James Gaston for taking the lead on a wonderfully successful event the prior weekend with the Downtown Jazz Music Festival. He noted these events help draw people to the downtown area.

He thanked Mr. Hales and Ms. Silva for putting together the budget numbers to present to the Council taking deficits into account.

### **Adjournment**

**Motion made by Alderman Schmidt, seconded by Alderman Black, to adjourn the meeting at 9:50 p.m.**

**Motion carried (viva voce).**

**CITY OF BLOOMINGTON**

**ATTEST**

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Tari Renner, Mayor

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Cherry L. Lawson, City Clerk