

**SUMMARY MINUTES
PUBLISHED BY THE AUTHORITY OF THE CITY COUNCIL
OF BLOOMINGTON, ILLINOIS
MONDAY, OCTOBER 24, 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, October 24, 2016. The Meeting was called to order by Mayor Tari 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 L. Lawson; City Clerk, Tom Dabareiner; Community Development Director, Nicole Albertson; Director of Human Resources, Jim Karch; Public Works Director, Austin Grammer; Economic Development Coordinator, and other City staff were also present.

5. Recognition / Appointments

The following were presented:

- A. Appointment of Lauren Lacy to the Connect Transit Board.
- B. Reappointment of Tricia Stiller to the Cultural District Commission.

6. Public Comment

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

Paula Stubblefield
Patricia Marton
Alton Franklin
Glen Ludwig
Donna Boelen
Jamie Evans
Max Beck
Jason Jankowiak
Ceclia Tucharadt
Gary Lambert

6. 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 Schmidt, seconded by Alderman Hauman, that the Consent Agenda Items be approved with the exceptions of items 7I and 7J.

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 October 10, 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 \$5,686,300.30.

The following was presented:

Item 7C. Consideration of approving Reappointments and Appointments to Various Commissions and Committees.

The following was presented:

Item 7D. Consideration of approval of Continuum of Care Grant Agreements.

The following was presented:

Item 7E. Consideration of approving the purchase of eight (8) 2017 Ford Utility Police Interceptor All Wheel Drive (AWD) vehicles using the (SPC) Suburban Purchasing Cooperative Contract number #152, from Currie Motors of Frankfort, Illinois in the amount of \$243,129.00.

The following was presented:

Item 7F. Consideration of approving a Professional Services Contract with Patrick Engineering, Inc. for Professional Engineering Services related to Arc Flash Study at Bloomington Water Treatment Plant and Evergreen Lake Pump Station, (RFQ 2017-08).

The following was presented:

Item 7G. Consideration of approving a Resolution waiving the bidding requirements that identifies Helena Chemical as a single source distributor, and enter into an Early Order Program for procurement of Syngenta, BASF, Bayer, and Nufarm (the manufacturers) golf course chemicals and fertilizer products utilized in the management of turf-grass maintenance.

RESOLUTION NO. 2016 - 37

A RESOLUTION AUTHORIZING WAIVING THE TECHNICAL BIDDING REQUIREMENTS AND APPROVING THE PURCHASE OF CHEMICALS FOR GOLF TURF GRASS MANAGEMENT FOR THE 2017 GOLF SEASON (CITY FISCAL YEAR 2018).

The following was presented:

Item 7H. Consideration of adopting an Ordinance approving a Petition from Larry Huffman, for a final plat for ABM Subdivision, located east of Main Street and north of Woodrig Road.

ORDINANCE NO. 2016 - 111

AN ORDINANCE APPROVING THE FINAL PLAT OF ABM SUBDIVISION

The following was presented:

Item 7I. Consideration of approving an Ordinance setting the Compensation for City Elected Officials. *(This item was pulled from the agenda for further Council discussion.)*

ORDINANCE 2016 - 112

AN ORDINANCE SETTING THE COMPENSATION FOR CITY ELECTED OFFICIALS
AND AMENDING THE CITY CODE PROVISIONS ON SAME

The following was presented:

Item 7J. Consideration of approving an Ordinance Validating and Providing for the Corrected Publication of an Ordinance Amending Chapter 6, Section 7B of the Bloomington City Code Providing for a Graduated Increase in Liquor License Fees. *(This item was pulled from the agenda for further Council discussion.)*

CORRECTED ORDINANCE NO. 2016-113

AN ORDINANCE AMENDING BLOOMINGTON
CITY CODE CHAPTER 6

The following was presented:

Item 7K. Consideration of approving a Lake Bloomington Lease Transfer Petition for Lot 5, Block 24 of Camp Potowatomie, from George F. & Marlene Kahlfeldt to J. Craig & Patria A. Bouas.

The following was presented:

Item 7I. Consideration of approving an Ordinance setting the Compensation for City Elected Officials. *(This item was pulled from the agenda for further Council discussion.)*

ORDINANCE 2016 - 112

AN ORDINANCE SETTING THE COMPENSATION FOR CITY ELECTED OFFICIALS
AND AMENDING THE CITY CODE PROVISIONS ON SAME

Alderman Fruin stated that the data presented to Council shows the City Alderman and the City Mayor are in a lower paid position than other surrounding communities. The last salary increase for City Council Members or Mayor was approved sixteen (16) years ago in October of 2000.

Alderman Black stated a calendar for this topic needs to be created so that it is discussed on a regular basis; every four years, as with any other salary increases.

Mayor Renner suggested another entity; such as the budget task force, reviewing and presenting this data to Council on a periodic basis and recommending changes as needed.

Motion by Alderman Fruin, seconded by Alderman Schmidt, that the Ordinance Setting the Compensation for City Elected Officials and Amending the City Code Provisions on Compensation be adopted and the Mayor and City Clerk authorized to execute the ordinance.

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 7J. Consideration of approving an Ordinance Validating and Providing for the Corrected Publication of an Ordinance Amending Chapter 6, Section 7B of the Bloomington City Code Providing for a Graduated Increase in Liquor License Fees. *(This item was pulled from the agenda for further Council discussion.)*

CORRECTED ORDINANCE NO. 2016-113

AN ORDINANCE AMENDING BLOOMINGTON
CITY CODE CHAPTER 6

Alderman Sage stated concerns with the inconsistencies between the Council Memo presented in the packet and the minutes from the April 25, 2016 Council Meeting. The report states there was a unanimous vote to pass an Ordinance to increase Liquor taxes over a five year period, however the minutes from the April 25, 2016 meeting, do not show this vote as being unanimous.

Mr. Hales stated the Memo would be modified to correctly display the voting results.

Alderman Sage stated he would support the motion of the Ordinance once the correct roll call voting information was displayed.

Motion by Alderman Sage, seconded by Alderman Painter, that the Ordinance be adopted, with the clarification on the voting to be spelled out within the Resolution, declaring Ordinance No. 2016-35 valid and providing for publication of a corrected copy of the Ordinance to be published within 30 days of passage of the declaratory ordinance.

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 adopting three ordinances to establish the proposed Downtown-Southwest Redevelopment Project Area (TIF District).

(a) Ordinance approving the TIF Redevelopment Plan for the Downtown-Southwest Redevelopment Project Area be approved and authorize the Mayor and City Clerk to execute the necessary documents.

ORDINANCE NO. 2016 - 114

AN ORDINANCE OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS,
APPROVING THE TAX INCREMENT FINANCING
REDEVELOPMENT PLAN FOR THE DOWNTOWN-SOUTHWEST REDEVELOPMENT
PROJECT AREA

(b) Ordinance designating the proposed Downtown-Southwest Redevelopment Project Area, a Redevelopment Project Area pursuant to the Tax Increment Allocation Redevelopment Act be approved and authorize the Mayor and City Clerk to execute the necessary documents.

ORDINANCE NO. 2016 - 115

AN ORDINANCE OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS,
DESIGNATING THE PROPOSED DOWNTOWN-SOUTHWEST REDEVELOPMENT
PROJECT AREA, A REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX
INCREMENT ALLOCATION REDEVELOPMENT ACT

(c) Ordinance adopting Tax Increment Allocation Financing for the Downtown-Southwest Redevelopment Project Area be approved and authorize the Mayor and City Clerk to execute the necessary documents.)

ORDINANCE NO. 2016 - 116

AN ORDINANCE OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS,
ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE DOWNTOWN-
SOUTHWEST REDEVELOPMENT PROJECT AREA

Mr. Grammer stated in prior presentations he presented maps and illustrations to show the outlines of the TIF district and the different blighted factors that qualified the area. This presentation will be focusing on the pictures that were included in the eligibility study that were taken by The City's consultant at PGAV. They show the actual excising conditions of the buildings. The City is trying to eliminate all the blighted factors from the buildings in this area. These buildings can then be used for recreational areas, places of employment, or mixed use development. Municipal involvement and help will be necessary to turn these properties around. Mr. Grammer presented Council with three Ordinances that would put into place the TIF district; an Ordinance to adopt the TIF Plan and Redevelopment project, an Ordinance to designate the area for tax increment financing, and an Ordinance to adopt tax increment financing for the area.

Alderman Lower asked for a quote on the actual appraised value of these properties for the public to be aware of the total price. He stated concerns that the total price value is holding these building back.

Motion by Alderman Black, seconded by Alderman Schmidt, that the three Ordinances are adopted.

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. Consideration of an Ordinance approving a Redevelopment Agreement between the City of Bloomington and Milan Hotels (Magnus Hotels LLC) for its proposed acquisition and redevelopment of the Baymont Inn & Suites at 604 ½ IAA Drive.

ORDINANCE NO. 2016 - 117

ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT BY AND BETWEEN
THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS AND MAGNUS HOTELS
LLC

Mr. Grammer stated the property of discussion is the Baymont Inn and Suites, located at 604 ½ IAA Drive. By renovating this building the City is hoping to eliminate qualifying factors of putting it in a TIF district. By assisting with private development, the City is hoping to prevent it from becoming a “blighted area.” Mulan Hotels proposed to take over this property and redevelop it into a Best Western Plus Hotel.

Alderman Sage asked for clarification on the hotel/motel tax incentive. He asked whether hotel/motel taxes from all hotels and motels in Bloomington or whether the tax incentive is being applied to this particular property’s hotel/motel taxes being used?

Mr. Grammer confirmed it was just this particular property’s hotel/motel taxes.

Alderman Sage asked who was in charge of paying back real-estate and hotel/motel taxes owed.

Mr. Grammer stated, the way the contract is written, it is the developer; Mulan Hotels, who is in charge of paying these back real-estate payments and hotel/motel taxes owed.

Alderman Lower stated that the Hotel Motel businesses in Bloomington have slowed down and occupancy levels are only hitting in the 50 (%) percentile from August of 2015 to August of 2016. He wanted Council to note these declining numbers.

Alderman Black reiterated, this is a self-funding project. The revenues generated from the project are solely what will be used to pay the TIF.

Motion by Alderman Schmidt, seconded by Alderman Painter, that the Ordinance approving a Redevelopment Agreement between the City of Bloomington and Magnus Hotels 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:

Item 8C. Consideration of the analysis of Bids and Approval of the FY 2017 Sewer Rehabilitation Contract, City Bid No. 2017-17

&

Item 8D. Consideration of the analysis of Proposals and Approval of the FY 2017 CCTV Sewer Inspection Contract, City Bid No. 2017-16.

Mr. Karch stated one presentation would be given on two different contracts for Council to consider. Most of the sewers throughout Bloomington have not been assessed or rated. Most sewer analysis currently is driven by emergencies and the street resurfacing schedule. The condition of the underground infrastructure is largely unknown. The two contracts are a CCTV contract and a lining contract.

Through the CCTV contract, a 4-wheel vehicle will be sent into the sewer equipment and sewer piping, allowing the vehicle to televise and rate the infrastructure. Through the lining contract the City would be restoring the sewer to like-new conditions at a fraction of new construction costs. The lining would provide a barrier for the water. It is much more cost effective to be proactive and line the sewers than to be reactive when a problem arises. First staff assesses the damage with televising through the CCTV contract. They look for structural breaks. Different crews will then go in and do point repairs. Some sewer lines will not be able to be repaired due to excessive damage. Lining can then be done through the lining contract. Once lining is done, a company comes in and re-drills the holes where resident's laterals were prior.

In the last three years, the City has lined about eight (8) miles of sewer lines. Out of 350 miles of sewers; however, there is still a significant amount of mileage to finish. Without changes to funding, the best management practices will not be able to continue.

Motion by Alderman Painter, seconded by Alderman Schmidt, to approve items 8C and 8D together in one motion; that the unit prices from Hoerr Construction, Inc. for the Base Bid and Alternate Bid A be accepted, and a contract awarded in the amount of \$1,695,000.00, and that the prices from Hoerr Construction, Inc. for the base bid and additive alternates be accepted, and the contract be awarded in the amount of \$175,000.00 and the City Manager and City Clerk be authorized 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:

Item 8E. Consideration of approving Resolution in support of Privately-Funded Renovations to the Creativity Center and Long-term Maintenance to the Facility.

RESOLUTION NO. 2016- 38

RESOLUTION IN SUPPORT OF PRIVATELY-FUNDED RENOVATIONS TO THE CREATIVITY CENTER AND LONG-TERM MAINTENANCE TO THE FACILITY

Mr. Hales stated the final Resolution for the Creativity Center is being presented to Council for approval. With approval, the public would understand Council's policy moving forward is that the Creativity Center is going to be a long-term asset to the community. The Resolution will give the approval for fundraising by friends of the BCPA and others who will raise money to pay for any renovations to the Creativity Center. The Resolution would allow the City to move quickly with existing funds to address high priority, critical, immediate needs.

Alderman Sage stated this is a great example of a private and public partnership. He stated concern with the annual maintenance and upkeep costs that they City is stating they will take care of once the build out is finished. There have been no reports given as to estimated annual costs of maintenance.

Alderman Buragas cited the 14th clause of the Resolution. It specifically states the City, at this point in time, is not in favor of additional City funds. She is in full support of this paragraph, stating that she would not support City funding in the future without great proof that Private Sector fundraising was unsuccessful.

Alderman Lower is concerned with ownership of the building. If the City is the owner of the building it ultimately falls back on the City to keep the building up to code, which over time can become very expensive.

Alderman Black expressed the importance of the arts within any community. This building brings great things to the City of Bloomington. While there are costs for up keeping the building, if the upkeep is performed in phases, it will be reasonable for the City to manage and maintain.

Motion by Alderman Schmidt, seconded by Alderman Buragas, that the Resolution approving Privately-Funded Renovations to the Creativity Center and Long-term Maintenance to the Facility; 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 Mwilambwe, Buragas, Schmidt, Black, Hauman, and Fruin.

Nays: Alderman Lower and Sage.

Recused: Alderman Joni Painter

[8:19 PM Minutes:] Alderman Joni Painter left the dais.

[8:21 PM Minutes:] Alderman Joni Painter returned to the Meeting.

Motion carried.

City Manager's Discussion

Mr. Hales asked Mr. Karch to come forward and discuss leaf collection.

Mr. Karch stated there will be a shortened time for leaf collection this year, as the warmer weather has kept most leaves from falling thus far. The procedure this year will be a bit different. Staff will be making signs to put out as to where they will be collecting leaves the following week. Leaf collection has started and will continue until snow fall begins.

Mr. Hales presented Council with information on the Economic Development Council "One voice" project guidelines. Currently Staff is looking to put forth two projects as "One Voice" projects. The first is the Main Street/ Center Street area. The second project is Hamilton Road/ Bunn Street to Commerce. Staff will be presenting these two projects to Council at the last Council meeting in November.

At our next Council meeting, on November 14, 2016, Andy Johnson; the General Manager for Connect Transit, will be in attendance with members of his staff. This is an opportunity to discuss issues that have been presented to Council over the past few months and to ask Connect Transit how they are addressing many of these issues.

Mr. Hales wanted to thank Staff and Austin Grammer for all the hard work they have taken on and accomplished through creating our second TIF district in Bloomington.

Mayor Discussion

Mayor Renner thanked Alderman Schmidt for stepping in as Mayor Pro-Tem and Alderman Scott Black for filling in for him while he was in Cuba. He spoke of his travels and what he brought back from that educational trip.

City Alderman's Discussion

Alderman Fruin stated he will be retiring from his City Council position. He will finish out the rest of this term; to the end of April of 2017, but there after will no longer be a Council Member.

Adjournment

Motion made by Alderman Lower, seconded by Alderman Schmidt, to adjourn the meeting at 8:48 p.m.

Motion carried (viva voce).

CITY OF BLOOMINGTON

ATTEST

Tari Renner, Mayor

Cherry L. Lawson, City Clerk