

**SUMMARY MINUTES
PUBLISHED BY THE AUTHORITY OF THE CITY COUNCIL
OF BLOOMINGTON, ILLINOIS
MONDAY, DECEMBER 19, 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, December 19, 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, Jeffrey Jurgens; Corporation Counsel, Cherry L. Lawson; City Clerk, Steve Rasmussen; Assistant City Manager, Kenneth Bays; Assistant Chief of Police, Brian Mohr; Fire Chief, Nicole Albertson; Director of Human Resources, Laurie Wollrab; Payroll and Benefits Manager, Austin Grammer; Economic Development Coordinator and other City staff were also present.

5. Recognition / Appointments

The following were presented:

- A. Appointment of Jesse Smart to the Cultural District Commission.
- B. Appointment of Emily Vigneri to the Cultural District Commission.
- C. Appointment of Rodney Smithson to the Property Maintenance Review Board.

6. Public Comment

Bruce Meeks
Patricia Marton

Motion to by Alderman Schmidt, second by Alderman Hauman to suspend the Public Comment rules to allow public comments.

Motion carried: (Viva voce)

Merlin King and Julie Hindman

7. Consent Agenda

*Items listed on the Consent Agenda are approved with one motion, and is provided in **BOLD**, and items that Council pull from the Consent Agenda for discussion are listed with a notation **Pulled from the Consent Agenda**.*

Motion by Alderman Hauman, seconded by Alderman Schmidt, that the Consent Agenda be approved with the exception of items 7B and 7C.

**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 December 12, 2016 Regular City Council Meeting.

The following was presented:

Item 7B. Consideration of Approving Appointments to Various Boards and Commissions. *(This item was pulled from the agenda for further Council discussion.)*

The following was presented:

Item 7C. Consideration of approving a schedule for Council Meeting and Council related Boards and Commission Meeting dates for the 2017 Calendar Year. *(This item was pulled from the agenda for further Council discussion.)*

Item 7D. Consideration of a purchase for a scheduled replacement of One (1) Street Sweeper for the Storm Water Division of the Public Works Department.

The following was presented:

Item 7E. Consideration of a Client Agreement with the Vision Service Plan (VSP) for calendar years 2017 and 2018 which provides City employees, City of Bloomington Township, and retirees with a fully insured vision benefit.

The following was presented:

Item 7F. Consideration of a Client Agreement with the Health Alliance Medical Plans (HAMP) for the calendar year 2017 which provides Local 49 Firefighters and fire pension retirees with this benefit.

The following was presented:

Item 7B. Consideration of Approving Appointments to Various Boards and Commissions. *(This item was pulled from the agenda for further Council discussion.)*

Alderman Fruin stated, the Council made some changes three or four (3-4) years ago as a Council (including self) asking for term limits on boards and commissions. The Council has had some experience in appointing to boards, that there is a situation with one of the appointments whereby the Council is appointing two to three persons at one time. He is unsure whether the Council sees the big picture. Perhaps at a future meeting or retreat meeting, Council may have an opportunity to review the current process and propose some changes to it. It is his perception that notably, the Cultural District and the Library Board has had a few appointments with members resigning etc. He does not know what the situation is or what can be learned from it, but it is always good to review our practices. His comments should not be construed to return to term limits for boards and commissions members. It may be wise to review our current practices as it relates to boards and commission appointments.

The Council has a board for the Cultural District, but not for the Coliseum. May be some discussion should be had during a retreat session for this topic.

Mayor Renner stated one of the things that he had planned to do during his State of the City address in January is compare some of the demographic changes over the years with our boards and commissions over the last four years in terms of 20 to 40 year olds, millennial, persons living on the east side versus the west side. There is no quota system; we just have a broader pool of persons who are now on boards and commissions. We have been making better decisions because of it.

Motion by Alderman Fruin, seconded by Alderman Schmidt that Jesse Smart and Emily Vigneri be appointed to the Cultural District Commission and that Rodney Smithson be appointed to the Property Maintenance Review Board.

**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 7C. Consideration of approving a schedule for Council Meeting and Council related Boards and Commission Meeting dates for the 2017 Calendar Year. *(This item was pulled from the agenda for further Council discussion.)*

Alderman Black stated, he made the comment last year regarding the scheduling of the meetings with the other public entities. The Council talks a lot about collaboration and intergovernmental partnership, that the Council has approved its calendar for 2017. He referenced the memo from the City Clerk with the schedules of each entity meeting for the year attached. He stated the Council needs to be putting on the calendar to meet with the other entities during the year as a scheduled meeting with our partners in Normal, and McLean County. There are plenty of issues that this community could partner on. He stated the fifth Monday of the month could work, that he would be interested in entertaining. More than a conversation among the Council, that it should be an institutional scheduled meeting. It is his hope that staff can reach out to the other entities to see whether there is some interest, and that an updated meeting schedule be provided to Council.

Motion by Alderman Black, seconded by Alderman Schmidt, that Council approves the 2017 Calendar of Meeting dates for the City Council and Council related Boards and Commissions.

**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.

8. Regular Agenda

The following was presented:

Item 8A. Consideration of an Ordinance approving an Economic Incentive Agreement to support the retention and expansion of The Kroger Co. in the City of Bloomington.

ORDINANCE NO. 2016-133

ORDINANCE APPROVING ECONOMIC INCENTIVE AGREEMENT II
BETWEEN THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS AND
KROGER LIMITED PARTNERSHIP I

Mr. Grammer thanked the Council for the opportunity to affirm the partnership with the Kroger Corporation as they look to develop a Kroger MarketPlace Store at the corner of College and Hershey Road in Bloomington. This agreement in similar form was presented and approved in February 2016. Unfortunately, due to a variety of macro-economic conditions beyond Kroger's control, they had to delay the groundbreaking of the store in Bloomington. They have continued to express great commitment to this site and project, and have been working behind the scenes to ensure that this project moves forward. City staff has continued to work with them and support them in their efforts with this project.

Again Kroger's planned construction of a 128,000 square foot Kroger Marketplace grocery store and fuel center at that site. This is a new concept of their Corporation and are in the process of rolling these type stores out across the nation where it make financial sense for them. The store will feature a new click list where a customer can drive up and custom order their groceries online and within an hour be able to come to the Kroger store and pick-up their order, or an employee will load their food items into their vehicles.

The site plan has slightly changed from what was previously submitted. That instead of Kroger acquiring over 14 or more acres of land, (as was previously proposed), which would have the private drive between College and Jumer. The drive will continue to stay on property that will be owned by the current landowner. In effect, Kroger will be acquiring less acres of land, but will be responsible for constructing all of the site improvements that are required in order to develop the property.

City staff sees this development as a positive, as it is a private drive as it was before; it is a road that the City does not have to maintain, and the flexibility of the road being retained by the current landowner. The current condition and configuration will allow the landowner ultimate flexibility with the development of what will be 16 acres to the west.

Mr. Grammer stated, ever since the news broke about this proposed development, he has received numerous phone calls from national developers wanting information on the open date and who the contact person is on the property. By way of the Kroger development in this area will facilitate the development of the rest of the property. It has been targeted as a tier one development site for infill development as was outlined in our Comprehensive Plan. The proposed incentive has actually decreased slightly, as Kroger's development in the property has decreased. The City's proposed incentive is to provide ten (10%) percent of the development cost of the actual cost. If Kroger is able to reduce its cost, the incentive amount from the City would also be reduced. The incentive is limited to the one (1%) percent sales tax. All other taxes generated on the property including property tax would benefit the City, and the store tax would benefit Unit 5 and other

taxing entities that are represented on this site, as those dollars would return to their respective districts. No interest is being offered here to the developer; it is just a straight 10% of the project costs.

He expressed that the incentive is necessary for Kroger to make this site competitive amongst all other sites that they could have potentially invested in across the nation. He has thus far had a great working relationship with the Kroger organization and has reaffirmed his belief that the City has a great partner in this venture, and hope that the project continues to go well so that it can proceed. He introduced Brianna Cotton, Real Estate Specialist for the Kroger Stores from Indianapolis to answer any further questions of Council.

Alderman Fruin asked about the private drive and whether it is being constructed according to the City streets standards, and will the private drive be usable by the Fire Department. Mr. Grammer stated, the Fire Department has reviewed these plans and has determined the private drive is in compliance with city standards.

Brianna Cotton of Kroger Stores stated, it was not the intent of Kroger to build the private street to City standards. It is Kroger's intent to keep the road as a private road. Kroger will have an agreement with Shirk to keep the drive private. Alderman Fruin stated, in the past the City has had private streets that were not built to the same standards as public streets, which results in deterioration. In some cases the subdivisions have asked the city to take over those private streets. He asked Mr. Hales to comment on whether the private drive in question should be built to city standards for public streets.

Mr. Hales stated, most requests to convert a private street to a public street has come from the residential sector, as it relates to subdivisions which is more likely to make that request. Since this is a commercial development, with a cross access easement, those will be the things that will be negotiated. Hopefully, because it is not being built to City standards, the engineers will look at the plans and specifications for site improvements that would be a time where they do want to review not only the private drive, but the lanes around the store as well.

Ms. Cotton stated, semi-trucks would be accessing the private drive in order to make deliveries; thereby building the drive to Kroger's standards to support the weight of those trucks. Technically, the private drive will be owned by the Shirks, Kroger has taken on the responsibility of building it, and maintaining it into the future as it is the main access into the shopping center. Due to those reasons, Kroger has an economic interest in ensuring the road is built and maintained to a certain standard.

Alderman Fruin asked what would happen if Kroger decided to move after five or ten (5-10) years? Who becomes responsible for the maintenance of the road? Ms. Cotton stated, the terms would be in their recorded cross access restriction easement. The entity that takes ownership of Kroger's property would be their successor in interest, they would then be responsible for the road maintenance and repair. Alderman Fruin inquired about the number of pickup lanes Kroger's will have available at that location. Ms. Cotton stated there will be five pickup lanes.

Alderman Buragas stated, the City has considered several of these types of agreements over the last two years that she had been on Council. That, she finds these steps very encouraging as the economy is doing well as businesses want to come to Bloomington to expand and invest which is very positive. However, she does receive a lot of questions about how the City decides who and how to make those incentives to and the level of the incentive package. She asked that Mr. Grammer provides an overview as to how that is determined.

Mr. Grammer stated, typically an existing business owner or potential developer will contact him or the City Manager when they run into a problem, such as significantly high development cost, and wonder whether there is a way to overcome the costs. Oftentimes, some of the cost are inherent from development specifically related to cost that are paid to the City, i.e. sewer or water tap-on fees, or different regulations that are imposed on the City. The City would be required to impose based on state or federal regulations. When that developer or existing business owner makes that request, the City would then meet with them and have them to present their project to city staff. This is an opportunity for the City to understand the nature of their business and of its concept. Then, compare that project to the City goals and priorities including the City's Comprehensive Plan, and our Economic Incentive Guidelines and Policies to determine whether there are revenues from that project that could potentially be rebated or financed in some way to help overcome some of those extraordinary costs.

Alderman Buragas asked about this particular incentive package and whether it is a high or low risk to the City. Mr. Grammer responded, this is a very low risk incentive package to the City. It is a pay as you go rebate—it is revenues, only if they occur, and rebates that are limited to this property. The City is not putting any of its own general obligations bonding towards the support of this project. The rebate is setup, the lessor of ten (10%) percent of the project cost, over ten (10) years. If by year ten (10) the full amount of the incentive that is capped has been paid, "tough luck," as it becomes a benefit to the City.

Alderman Lower wanted to reiterate for the benefit of the citizens, this is a reconfiguration of the prior agreement. Mr. Grammer confirmed. Alderman Lower, the new agreement just incorporates a few new features to the agreement, such as the private drive. Mr. Grammer stated, the biggest changes to the agreement that has been outlined (referring to the table within the council memo) that is related to the timeline has changed. In order to protect the City, a timeline was inserted which provides the City an opportunity to review the agreement and schedule. Also, the legal description of the property has changed, as the former agreement described the former property to be acquired, and the amount of the investment has reduced; thereby reducing the cap on this investment.

Alderman Lower stated, much of this is new growth. That this new facility to be built is much larger than the current one that exist on College, and will stimulate additional sales and growth within the community. Mr. Grammer confirmed. Alderman Lower stated it is his hope that other businesses will be attracted to come to the new development without the benefit of any incentives. Mr. Grammer stated, that would be his hope as well.

Motion by Alderman Painter, seconded by Alderman Schmidt, that the Ordinance for the proposed Economic Incentive Agreement II between the City of Bloomington and Kroger Limited Partnership I 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 8B. Consideration of an Ordinance approving an Economic Incentive Agreement to support the retention and expansion of Sam Leman Toyota in the City of Bloomington.

ORDINANCE NO. 2016-134

ORDINANCE APPROVING AN ECONOMIC INCENTIVE AGREEMENT BY AND BETWEEN THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS AND SAM LEMAN TOYOTA BLOOMINGTON

Mr. Hales stated it is appropriate to mention a great community partner the City has in Sam Leman has been over the years. Many has witnessed how many auto dealerships have reinvested in their properties over the years since the great recession. That has been the case with Sam Leman dealerships, which has been to the City's gain by increasing property values. The community has seen the growth of a potential auto mall. To this point in time, all of this investment has been made without the benefit of an incentive by the City of Bloomington. Recently, Bob Dennison decided to retire, and has placed his dealership up for sale. Sam Leman came in and purchased the both dealership, as they had an opportunity to decide what to do with the Toyota dealership, as it is much smaller than that of an average Toyota dealership.

Sam Leman had a choice as to where they would relocate this new addition to their family of dealerships. One of the things that they did was to schedule a meeting with Austin Grammer to explore opportunities for staying in the City of Bloomington as it was not a necessity for them. The Leman Group could have decided to move elsewhere, but they had an opportunity to move to the south side of Veterans Parkway, and decided to purchase this property from Brandtville to build a greater and enhanced property for Toyota sales as well as service. The City saw that this was a great opportunity to partner with Sam Leman. There has been some significant development cost associated with this property, as those costs center around storm cost. He reminded Council as they look at the area south of Veterans and east and west of Morrissey, this has been an area where the City has struggled to provide good stormwater drainage. The City has looked into the

need for a stormwater detention basin in this area. The City is aware of the flooding concerns to the east by the Harley Davison dealership, and there are challenges to the west as well. The City's Stormwater Detention Policy does require that this concern be addressed in the development of the property. They are not necessarily adding to the problem of poor drainage in the area. They ran into a utility line that has to be relocated. With these noted challenges, the City looked at ways in which it could assist Sam Leman with this project. As Mr. Grammer stated, this is a low risk pay as you go arrangement. This a great opportunity to assist Sam Leman in maintaining a critical dealership—one that needs to grow, needs more area to put product and one that will benefit consumers and the City of Bloomington as well in the area of sales tax.

Mr. Grammer stated, the main issue with this project is the underground Stormwater detention. Earlier this year, the Sam Leman Auto Group ("Leman") acquired the Bob Dennison Ford and Toyota dealerships and property at 1502 and 1508 Morrissey Drive. In order to meet requirements set forth by Toyota Motor Corporation which regulate the design and size of its dealer's showroom facilities and display lots, Leman has been searching for a site to construct a new showroom and service facility for its recently acquired Toyota dealership.

Over the last few months, City staff has been in frequent contact with Leman representatives regarding their interest in the vacant site south of the Morrissey Crossing Shopping Center (the retail development formerly known as "Brandtville" which is now anchored by the Qik N EZ gas station, Famous Dave's restaurant, a Dollar Tree store, and the Lincoln Springs Center event venue) at the southwest corner of Veterans Parkway and Morrissey Drive. Directly south of the shopping center is a 6.08 acre parcel which has frontage on Morrissey Drive / Route 150 but has never been developed. This site holds great potential for Leman to purchase and construct a new Toyota dealership upon. However, there are two significant barriers which prevent Leman from moving forward with acquiring the property:

A sanitary sewer line bisects the property and is buried under what would be the center of the proposed dealership building and therefore must be relocated prior to construction.

The Morrissey Drive / Veterans Parkway area suffers from multiple issues related to stormwater runoff. The proposed Toyota dealership on this site will essentially require the entire site to be paved to create a parking lot for the display of new and used vehicles, vehicles undergoing service, and employee vehicles. To develop the site in a manner which would maximize the number of parking spaces and still meet the stormwater detention requirements imposed by the EPA and City Code, Leman will be required to construct a 72,000 cubic foot underground stormwater detention system which would have the capacity to contain approximately 538,597 gallons of rainwater (the equivalent of 9,792 fifty-five (55) gallon rain barrels). For the Council's reference, a case study detailing how an underground stormwater management system was successfully deployed at a car dealership in the Minneapolis, MN area is attached in the Economic Development Incentive Binder.

The costs to relocate the sanitary sewer line and construct the 72,000 cubic foot underground stormwater detention system have been estimated by Leman's civil engineer to add approximately \$700,000 to the development project for the new Toyota dealership. These two extraordinary costs,

in addition to the fact that the configuration of the 6.08 parcel makes it difficult (but not impossible) to meet Toyota's minimum requirements for display car parking, have prompted Leman to request that the City consider providing some form of municipal assistance to help overcome this site's challenges.

Staff is supportive of entering into an economic incentive agreement with Leman in order to provide municipal support to assist Leman in overcoming the extraordinary costs encountered at this site. The proposed development site has been highlighted in the Comprehensive Plan 2035 as a "Tier One" priority focus area for in-fill development and redevelopment to "support the goals of compact development, leveraging Bloomington's investment in city services, and keeping growth contiguous to the City." The Comprehensive Plan recommends that incentives be offered to promote in-fill development over Greenfield development on the fringe of the city.

If the proposed incentive agreement is approved, Leman's representatives have indicated that the company will acquire the Morrissey Crossing site in early 2017 with construction of the new Toyota dealership commencing immediately and opening in early 2018. If the incentive agreement is not approved, Leman's representatives have indicated that the company will not acquire the site and will instead pursue a larger site outside of the City which would have lower upfront development costs due to the potential to construct a less costly surface level detention basin.

Alderman Lower stated, he commends the Lemans' for their willingness to grow and invest in the Bloomington community and welcome them. He expressed concern over long-time history of infrastructure issues with drainage; that this is a bandage on the area in question. He stated that there are drainage issues expanding from Morrissey up to Lafayette. The City needs a long term plan for this area, as he has been pushing this for a long time. He asked, how long will this new drainage system last?

Mr. Grammer stated, the drainage system will be on Leman's property and would be their responsibility to maintain it, there are maintenance cost and maintenance programs that is required of these. There will be additional and ongoing cost to the Leman's as oppose to an above ground surface basin. In his research, these types of drainage systems can last anywhere from 50 to 100 years depending on the type of materials used, and the maintenance on the system.

Alderman Black stated, he wanted to highlight some of the questions that are within these types of economic incentive packages. Questions: 1) What happens if this operation ceases its operation? As these are the types of questions that he receives; the community just want to protect the City's investment. The public wants to ensure that the City is not providing a blank check. He expressed appreciation for Mr. Grammer's work in the various projects that have been brought before the Council.

Mr. Grammer stated the agreement provides for a claw back provision, whereby if Leman decided to cease operations, they would be required through the first five (5) years of the agreement to repay the City 100% of the incentive that had been paid, and in the later five (5) years, the amount would decrease from there. In the development of this agreement, he along with Outside Counsel, Kathy Field Orr looked at incentive agreements that other municipalities have entered

into with car dealers in order to ensure the City was incorporating good standards and practices in that other municipalities have used in these types of agreements.

Alderman Mwilambwe complimented Mr. Grammer on his efforts with the various projects that the City has entered into, and commented about the number of jobs that this new dealership will bring into the community.

Todd Leman stated, it is their hope that the Toyota dealership brings in the same amount of sales as the Chevy City Store if not more. They are looking towards adding approximately 30 to 35 positions to this store in sales and service.

Alderman Mwilambwe asked whether Mr. Grammer could at some point in the future provide to the Council a recap of all of the various projects that it has engaged in so that the information can be made available to the public.

Motion by Alderman Lower, seconded by Alderman Schmidt, that the Ordinance for the proposed Economic Incentive Agreement between the City of Bloomington and Sam Leman Toyota Bloomington 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, and Fruin.

Nays: None.

Motion carried.

Mr. Grammer wished to thank City Planner Katie Simpson, and City Engineers Kevin Kothe, Ryan Otto, Tony Meizelis, and Richard Bernard in the Water Department that has done a tremendous amount of work on Kroger as well as the Leman project in working with developers to see these projects come forward.

The following was presented:

Item 8C. Presentation and discussion of Bloomington's Facilities Management Draft 5-Year Capital Improvement Plan.

Mr. Rasmussen provided an overview of the PowerPoint Presentation of the Bloomington Facility Management Draft 5-Year Capital Improvement Plan.

The City has 118 buildings or structures located on 175 facilities which require maintenance, repairs, and periodic replacement to maintain functionality. Facilities Management and staff from other departments are continuously working to provide safe, well maintained

facilities for guests, staff and residents of the City of Bloomington. Council directed questions to Mr. Rasmussen regarding the various City facilities.

Mr. Rasmussen stated they experience many problems with facilities management as it is a major part of the City's infrastructure. Currently, the City maintains its property up to twenty-five (25%) percent of what is considered as good or fair condition. Secondly, seventy-five (75%) percent of the City's property is in the poor or critical condition. The amount of funds allocated to these properties each year is forty (40%) percent to maintain the already low level of maintenance.

Mr. Rasmussen presented the Facilities Management program of facilities the City administrators which includes the following, under the five (5) budgetary categories:

- Facility Maintenance
- Government Center
- Parking Operations (Market & PIC Garages & Butler Lot)
- Abraham Lincoln Parking Garage
- Coliseum Maintenance
 - 13 Buildings/Structures
 - Approximately 900,000 sq. ft.

The City has a total of 175 pieces of property that is maintained. They are not all building; some are pump stations etc. The City has 118 pieces of structural properties. Of those 35 are major structures that the City partner with others. The thirty-five (35) properties are where most of the budgeted funds are used. There are thirteen (13) structures that the Facilities Department manages entirely, under Facilities Maintenance. Those 13 structures take up nearly one million square feet. The standard of the industry is, you have one FTE for every 50,000 square feet of property that you manage. For the size of property the City manages, it should have eighteen (18) FTE's. Current staff manages 900,000 square feet with five (5) people. Accordingly, the City is considerably low in the number of staff persons it takes to manage the square footage of building space.

Mr. Rasmussen discussed the PowerPoint Presentation slides that highlights the report from Faithful & Gould Evaluation, which reviewed several of the City's properties including deferred maintenance on the window leaks in the Police Department Administration. There are 63 windows in the building that the City has to maintain. They have been repaired windows 20 windows with a remaining 43 yet to be completed at approximately \$100,000 to replace.

Major roof leaks has caused considerable damage to the Police Department Training Facility. Some of the work is in progress, and design is handled out of this current fiscal year budget. There is approximately \$200,000 worth of work to be completed that will be proposed in next fiscal year budget. Mr. Rasmussen highlighted the work that is needed in the Police Department UPS Power Backup System; replacement of batteries to ensure continued work in the event of a power failure, as well as air conditioning.

Boilers: There is approximately \$250,000 of work that is required to be done in the Water Treatment Plant Annex, Police Department Administration as well as two additional—one of which is the 100 year old boiler in the Lincoln Leisure Center.

HVAC Equipment and Roofs: In City Hall, the Emergency Generator it was built when City Hall was built; we have had some problems with the machine. It needs to be replaced or upgraded at a cost of \$50,000 as well as the one in the Police Department. HVAC Equipment on top of City Hall and Police Department Administration and Public Works Administration will need to be replaced at a cost of approximately \$250,000.

New Construction: The Public Works Operational Center a dollar amount of \$50 million was placed in the budget; however, there are no guarantees of the amount it will take to construct a new facility. It would likely need to be funded by a separate bond. It cost the City more money to maintain the facilities that are south of City Hall than it would to replace them.

Government Center: Is the City's best maintained property. The City spends \$350,000 per year as part of our contract with the County, whom share in that cost as well. Outside of the contract, some other areas will need to be replaced, the roof and the HVAC equipment as it is beginning to have significant leaks.

Parking Operations: Major structural repairs are needed at the Market Street Garage, and will need to be addressed in the near future. At this time, staff estimates that approximately \$250,000 needs to be put into repairing Market Street Garage. Lincoln Deck is funded through the Enterprise Fund and is the only one that is maintained through it. It currently operates at only eighty (80%) percent profitability, twenty (20%) percent short. One way that can be remedied is to install automatic control updates that runs 24 hours per day as is in Normal. Currently, the City only charge when parking attendants are on staff. The problem is, it is a large upfront cost in the amount of \$450,000 to put that in but would pay for itself in the long run. The City is doing much to maintain the building at present (referring to the photos).

Coliseum Maintenance: As of this time, the City has an agreement with VenuWorks on the Coliseum; what the City will provide, and the obligations of VenuWorks to maintain. Mr. Rasmussen stated, he met with the new Executive Director, Lynn Cannon, and discussed the maintenance agreement with her. There is a lot of maintenance that needs to be completed at the Coliseum. The biggest expense will be to become ADA compliant. The recent expense is the exterior elevator with an interior entrance. There are approximately \$750,000 of ADA compliant repairs/updates that are required to the Coliseum that has not been budgeted. The Emergency Generator on top of the Coliseum will need to be replaced; the Ice Plant needs updating; and the last item (big item) HVAC Equipment for the entire building. There are two units situated at a cost of one million each.

Mr. Rasmussen discussed the Industry Standard Index Used to Track Condition (IFMA) uses a formula to determine how well maintained buildings are according to the following range: Good = FCI (0% - 5%); Fair = FCI (5% - 10%); Poor = FCI (10%-30%); and Critical = FCI

(>30%). The range is derived from taking the repair cost, and divide that number by the replacement cost.

Current Conditions – 35 Major Facilities: 3 buildings at Good; 5 buildings – Critical; 6 buildings scored Fair; 21 buildings that have been scored Poor. Of that, nine (9) buildings are Fair to Good, and 26 are Poor to Critical. Thus, twenty-five (25%) of City facilities are in fair to good condition, and seventy-five (75%) of City facilities are in poor to critical condition; needing updating or replacing soon. The Total Number Funded Facility Projects amount to: \$945,000, and Total not Funded Facility Project amount: \$61,260,000 over five years. He stated, just to maintain current levels of maintenance would cost over five years \$12,205,000.

Alderman Schmidt asked about the 100 year old boiler at the Lincoln Center, and wondered how he and City staff were triaging the repairs. She commented about divesting the City from property and parking plans—how does the City begin to review some of those policy issues. Mr. Rasmussen stated the City will need to begin to look at those critical issues as they cost the most to maintain. Alderman Schmidt inquired about the five critical areas that Mr. Rasmussen has referenced. Mr. Rasmussen provided the following: Public Works Building is the absolute worst of the buildings, but requested additional time to bring forward all of those buildings to Council.

Alderman Schmidt inquired about investing large sums of funds into the boiler at the Lincoln Leisure Center and ask how critical that is at this time. Mr. Rasmussen stated the City will likely bring that item back to the Council as a separate presentation. The City and Council will have some tough decisions to make regarding repair of buildings and replacement of needed equipment.

Mr. Hales stated, in looking at the Lincoln Leisure Center, the City will need to begin to look at whether it divest itself from that building. There has been some discussion in the last year about having a joint facility. He commented about joint or collaborative partnerships as the City moves forward with an aquatic center, Lincoln Leisure or others. The Lincoln Center does not have air conditioning or an adequate parking lot. The City is lagging behind in updating the Parks Master Plan, as the last comprehensive update took place in the 1990s. The City needs to begin to look at how does it replace and begin to build for the future. City staff will begin to look at what the next future generation of needs are for the City.

Alderman Lower thanked Alderman Schmidt for her points, and requested in the future that City staff provide an analysis of comparison of cost for repairs and replacements on an annual basis, and to assist Council in weighing the importance of some of the items listed.

Alderman Mwilambwe spoke of collaborative efforts such as the one with the Government Center and wondered whether the City has any other opportunities to partner. Mr. Rasmussen stated that it can occur as it has with the County or the Town of Normal, as it is worth exploring. Alderman Mwilambwe specially commented on the city space utilization at a cost of \$350,000 that it may not sound as though the public would want the City to move forward on this. He asked Mr. Rasmussen to explain this further. Mr. Rasmussen stated the amount was budgeted to have BKV to conduct a space needs study on how best to use the Government Center. The Council

tabled that motion and requested the City to come back with a plan for actually doing the move. Some funds would be used for space utilization—staff is currently working on that, and funds would be used for the design and construction to best utilize the space. City Hall is crowded with employees, and the Government Center has much space that can be used. He explained, the move involves three things, 1) the design work—contract ready blueprints, 2) pay to have people to move walls around, and lastly 3) move the employees to the Government Center.

Alderman Black spoke about the space utilization report and expressed concern with the report coming back and indicating a move is necessary, but may prevent additional staffing concerns. He commented about the Police Firing Range and funding that facility and how the funds could be better spent. One of his goals is to fund the range, and asked Council to support this venture. He commented on the Lincoln Leisure Center and the City's future relationship with the center. He stated he has spoken in the past about having a new City Hall/Library combination building. It would be expensive, but yet would be the model of a 21st century building. It may be best to have a discussion about some of the building repairs and the cost of funding those repairs/replacement.

Alderman Black commented about having joint meetings and collaborating with other entities.

Alderman Fruin commented about the utilization of the Council Chambers and Fish Bowl Conference Room space. Meetings can be easily moved to the Government Center to McLean County Board Room. Mr. Rasmussen stated this has been discussed previously with the County, but has not been warmly received.

No Motion was taken.

9. City Manager's Discussion

Mr. Hales stated, regarding Alderman Schmidt's comments about how great the Downtown area looks. City staff has done an excellent job in making the Downtown look impressive. He reminded the Council of the Special Council Meeting on December 28, and wished everyone a great holiday season. He also expressed his appreciation for all of the work that the crews with Public Works last weekend, as well as all other City employees.

10. Mayor's Discussion

Mayor Renner echoed the remarks of Mr. Hales regarding the appearance of the Downtown area. He wished everyone a happy holiday season.

11. City Aldermen's Discussion

Alderman Fruin echoed the remarks of Mayor Renner and stated, hopefully next year the City can install a temporary ice rink in the heart of Downtown. He commented on four recent

votes. Traffic signals on Hershey at a 4:3 vote. Council agreed to postpone the Police Substation until the end of January to when Alderman Black will be present. A month ago, Council made a revision to the TIF Agreement on North Main Street at a vote of 5:1. Had the vote been 4:2, it would not have been approved. Throughout history, at times the Council has had situations where the petitioner, or someone would come to the Council Meeting and request an item be postponed until a future meeting. He stated that may have happened in the past and is more likely when eight (8) members are present than the full body. He suggested Council is cognizant of the number of individuals that are on the dais when an item is up for consideration, as the vote could be different based upon who is present that evening. He is not second guessing the vote, but a turnout of the vote could be different in the future.

Alderman Schmidt, acknowledged the IS Team on the new website, that it looks really good. Mr. Hales acknowledged Craig McBeath who has been at the forefront of the website design for the City. She asked for an update to the John M. Scott audit that Council requested on its operational and financial status. Mr. Hales stated, the City is proceeding with the Bronner Group as they are a financial auditor looking at expenditures and revenue of the JM Scott Trust, as well as an organizational review. He will forward the audit results to the Council upon receipt.

Alderman Sage commented on the incident with Public Comment at the beginning of the meeting. He suggested adding verbiage to the agenda related to Public Comment so to reduce the confusion of the public coming forward to offer comment to Council.

Alderman Lower asked all to be careful in traveling this holiday season. The City is a 24 hour operation, and thanked all employees for their efforts.

12. Executive Session – *Cite Section*

13. Adjournment

Mayor Renner asked for a motion to adjourn.

Motion made by Alderman Schmidt, seconded by Alderman Black, to adjourn the meeting at 8: 35p.m.

Motion carried (viva voce).

CITY OF BLOOMINGTON

ATTEST

Tari Renner, Mayor

Cherry L. Lawson, City Clerk