

**SUMMARY MINUTES
PUBLISHED BY THE AUTHORITY OF THE CITY COUNCIL
OF BLOOMINGTON, ILLINOIS
MONDAY, JANUARY 9, 2017; 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, January 9, 2017. 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, Diana Hauman, Jim Fruin, and Mayor Tari Renner.

Aldermen absent: Scott Black and Karen Schmidt.

Staff Present: David Hales; City Manager, Steve Rasmussen; Assistant City Manager, Jeffrey Jurgens; Corporation Counsel, Cherry L. Lawson; City Clerk, Brendan Heffner, Chief of Police; Brian Mohr; Fire Chief, Bob Yehl, Water Director; Scott Sprouls, IS Director, Laurie Wollrab, Payroll and Benefits Manager; Austin Grammer, Economic Development Coordinator; Jeanne Hamilton; Librarian, and other City staff were also present.

5. Recognition / Appointments

The following were presented:

A. State of the City Address – Mayor Tari Renner.

6. Public Comment

Dennis Arnold
Marty Seigel
Tim Koch
Cecelia Tuchardt
Aaron Len
Julie Crowe
Donna Boelen
Scott Stimeling
Bruce Meeks
Lee Eutsey
Alton Franklin
Gary Lambert

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 Painter, seconded by Alderman Hauman, that the Consent Agenda be approved with the exception of item 7F.

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

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

Nays: None.

Motion carried.

The following was presented:

Item 7A: Consideration of approving the Minutes of the December 19, 2016 Regular City Council Meeting, and the December 28, 2016 Special Session Council Meeting.

The following was presented:

Item 7B: Consideration of approving Bills, Payroll, and Electronic Transfers in the amount of \$10,077,646.04.

The following was presented:

Item 7C: Consideration of approving a Contract with the Telecommunicators Police Benevolent Labor Committee.

The following was presented:

Item 7D: Consideration of approving the purchase of Personal Protective Equipment – Firefighter Turnout Gear.

The following was presented:

Item 7E: Consideration of an Ordinance Rezoning the property located at the intersection of East Lincoln Street and Four Seasons Road, west of Four Seasons Road, north of East Lincoln Street and south of the apartments on Willedrob Road (approximately 5.74 acres) from B-1, Business, and C-1, Commercial, to R-3B, Multifamily Residential District.

ORDINANCE NO. 2017 - 01

AN ORDINANCE REZONING THE PROPERTY LOCATED AT THE INTERSECTION OF EAST LINCOLN STREET AND FOUR SEASONS ROAD, WEST OF FOUR SEASONS ROAD, NORTH OF EAST LINCOLN STREET AND SOUTH OF THE APARTMENTS ON WILLEDROB ROAD (APPROXIMATELY 5.74 ACRES) FROM B-1 AND C-1 TO R-3B, MULTIFAMILY RESIDENTIAL DISTRICT

The following was presented:

Item 7F: Consideration of an Ordinance approving the Assignment of Payments for the 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. *(This item was pulled from the Consent Agenda for further Council discussion.)*

The following was presented:

Item 7G: 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 June 17, 2017.

ORDINANCE NO. 2017 - 03

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 JUNE 17, 2017 AT DAVIS LODGE

The following was presented:

Item 7F: Consideration of an Ordinance approving the Assignment of Payments for the 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. 2017-02

ORDINANCE OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS
APPROVING THE ASSIGNMENT OF PAYMENTS DUE TO A
REDEVELOPMENT AGREEMENT

Alderman Fruin as hear about conversation on the street and retail in our national publications, the proposed property Milan Hotels prompts him to suggest that Council have a discussion in the future relating to incentivizing. There were concerns as to how the incentives were provided. Alderman Fruin recommended revisiting the City’s policy on the incentive program.

Mayor Renner echoed Alderman Fruin’s sentiments.

Motion by Alderman Fruin, seconded by Alderman Hauman, that an Ordinance approving an Assignment of Payments for the 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, Hauman and Fruin.**

Nays: None.

Motion carried.

8. Regular Agenda

The following was presented:

Item 8A. Consideration of Ordinance Approving a Lease and Intergovernmental Agreement with Bloomington Normal Airport Authority.

ORDINANCE 2017 - 04

AN ORDINANCE APPROVING A LEASE WITH THE BLOOMINGTON-NORMAL
AIRPORT AUTHORITY AND AN INTERGOVERNMENTAL AGREEMENT
CONCERNING AIRCRAT RESCUE AND FIRE FIGHTING SERVICES

Mr. Hales recognized and thanked, David Pulley, Chairman of the Airport Authority, and Carl Olson, Executive Director of Central Illinois Regional Airport Authority. The City was requesting Council consider and approve an ordinance that would approve an intergovernmental agreement and lease agreement between the City and Central Illinois Regional Airport (CIRA).

The City had been in negotiation with CIRA and its representatives for more than a year. Same was an attempt to replace the 1995 Agreement that only pertained to Fire Station No. 3, located on E. Empire. The new Fire Station No. 6 on the east side of the Airport was completed. Mr. Hales believed it was necessary to recognize the formerly identified airport which would house the airport rescue and firefighting equipment. Mr. Hales noted that there was a full-time firefighter there to staff equipment on a 24/7 period.

There were discussions on how to best collaborate on providing minimum services with firefighting personnel, and how to recognize the expanded and enhanced public safety personnel and equipment. It was very unusual to find an airport that boasted (or marketed) that they had two (2) fire stations that provide services in the community. This lease agreement recognized the continued use of Fire Station No. 6. Fire Station No. 3 would continue fully operational including having access to the airfields and would enhance the amount of personnel and equipment available to provide emergency response services.

Mr. Hales stated, the City continues to have unmet needs which included the City's northeast quadrant. There were significant fire and emergency response times that needed reduction. The City would commit to providing engine companies and others to assist with emergencies. We are looking at making substantial remodeling and improvements to Fire Station No. 3, which are greatly needed; as well as, enhancing the service level on the east side.

Included in the agreement was another piece of property which would serve as a small satellite facility. The same facility could be used to serve as a staging point for salt storage or other needs for the east side. It would not serve to replace the future operations facility as it is needed in order to provide for the expanding City on the east side. Mr. Hales provided an overview of the proposed ordinance, intergovernmental and lease agreements.

Alderman Mwilambwe thanked Mr. Olson and Chief Mohr for their leadership on this issue. He acknowledge the length of time it took to negotiate the item, and the staff creativity that would allow Public Works and Parks & Recreation to utilize the facility. Alderman Lower thanked the Airport Authority for the hard work that went into collaborating on this agreement.

Motion by Alderman Lower, seconded by Alderman Mwilambwe, that an Ordinance be adopted; the Lease and Intergovernmental Agreement with the Bloomington Normal Airport Authority 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, Hauman and Fruin.

Nays: None

Motion carried.

The following was presented:

Item 8B. Consideration of approving proposed FY18 CDBG Partner projects/activities and overall funding plan for inclusion in the City's FY18 CDBG Action Plan.

Jennifer Toney, Grants Coordinator, provided an overview of the Community Development (CD) Department's plan including the action plan of items that would be brought to Council for final approval at a later date. Ms. Toney indicated that CD generally seeks assistance from Public Works Department or Facilities. She noted that no homeowner housing projects were invited to apply for this program.

This year the department made the applications available to the public starting June 15, 2016. It was promoted through direct mailing, email, Pathogram, Pantagraph and was reported on other media outlets. They had accepted applications for a sixty (60) day time period. Through that process, the department received twenty (20) applications /requests requesting over \$1,000,000. The funds requested exceeded the budgeted amount. Staff placed projects into three (3) tier ranking from Tier 1: FY18 Allocation (funded projects); Tier 2: Carry-forward Funds (viable projects if funds remain); and Tier 3: Unfunded (projects that were not recommended at this time).

Ms. Toney stated that many of the Tier 1 projects were continuation type projects. Catalyst Ministries was a new program, a not for profit organization, that provided housing and services for women that were exiting a sexual abuse or exploitation situation. A transitional house for women would open soon. Catalyst had requested assistance to rehabilitate the house. Community Development anticipates providing \$25,000 to assist in rehabbing the basement which would increase the living space. Transitional housing and the need for supportive services were both identified and consolidated within the CDBG Comprehensive Plan and the Legal of Women Voters Housing Study.

The Bloomington Housing Authority (BHA) Section 3 Training was a request which required council approval annually. Same meets the requirement of receiving federal funding. Ms. Toney stated, the last three (3) remaining projects under Tier 1 were part of the West Bloomington Revitalization Program. Each one had a different component which must meet a national objective and require separate funding. Woodbury Park was the last project in Tier 1, and was represented in Tier 2. Same was part of an agreement that the City initiated with the Turnquist Family Foundation in 2004. The agreement stated the city would build a park. This had not occurred. CD believed the funds should be allocated to complete the park. Therefore, \$40,000 of regular allocation, with \$35,000 carry-forward allocation to put with \$25,000 from Parks & Recreation amounting to \$100,000 to finish the Woodbury Park. To complete Woodbury park funds would be allocated from the tiers and Parks, Recreation & Cultural Arts Department.

In Tier 2, Heartland Head Start had submitted a request for replacement of a new HVAC system. The request was placed in Tier 2 as the Heartland had previously received funds for a park last year. BHA had requested funds to purchase security cameras for Woodhill Towers. Located at 104 East Wood Street (South Tower) and 101 East MacArthur Avenue (North Tower), current cameras were not working, and did not have the ability to record. Ms. Toney stated this was a worthwhile project, but was not sure whether the funds would be available.

Ms. Toney reviewed the items in Tier 3; no recommendation has been made to fund those projects.

Alderman Hauman thanked Ms. Toney and the department for referencing other plans that the City has in place as well as the work that has been accomplished without duplicating efforts.

Motion by Alderman Painter, seconded by Alderman Hauman, that Council approve the preliminary funding plan for the FY18 CDBG program for use in creation of the FY18 CDBG Action Plan.

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

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

Nays: None.

Motion carried.

The following was presented:

Item 8C. Presentation of Bloomington Fire Department Five-Year Capital Improvement Plan.

Chief Mohr presented an overview of the Fire Department Master Plan, highlighting the plan that was presented to Council in 2015, which included the following items: Five Bugles – Feasibility and Programming Study for Bloomington Fire Stations 2012; Faithful and Gould – Fire Station Conditional Assessment 2013; and Illinois Fire Chiefs Association – Assessment of Deployment and Staffing 2013.

Fire Station Alerting Systems (All Stations)

He presented the Capital Improvement Plan Prioritization as they move forward. Chief Mohr noted that the Fire Department had three (3) different projects projected each year. In 2019, there were two construction projects planned. A project manager had been included in the construction costs. In 2021 there are plans for the Northeast Fire Station construction. The goal was to ensure a sufficient number of employees to staff the station. He cited desire to have staffing in place at Station 3, as they would have the manpower ready and the equipment ready for the new construction.

One of the projects was the Station Alerting Project, highlighted in the Five Bugle Study. Funds were available in the current budget year to start the development. The Station Alerting was complex. The current system was outdated. The current equipment was older equipment. Tone, lighting, and voice are used by dispatch to alert the proper units to go to a call. The Station Alerting Systems were more hi-tech, tones and lighting are better for the cardiac output for the firefighters and the safety of those in the station. Improved speaker systems allow the dispatcher to be easily understood. Some of their systems have outdoor speakers, whereby the sound bounces off the walls in the station bay areas, making it difficult to understand the dispatcher.

The systems also allows for digital readout of the address and required resources. The biggest part of the system was a display timer that was at the door for improved situational awareness for the firefighter. It allowed the firefighter to see the amount of time it took to get out the door—useful in training situations. The Station Alerting System also improved the turnout time of the firefighters. \$400,000 was required to complete the project.

North East Fire Station – Land Acquisition, Design, & Construction

Chief Mohr stated the response time was often delayed by six to seven (6-7) minutes. Station No 6 located at 4040 E. Oakland Ave. provided a good thoroughfare to Towanda Barnes Rd. to get to those exterior areas. Difficulties were experienced in that area depending on traffic and the time of day. Chief Mohr recommended beginning to locate and secure land for another station.

Construction of a new fire station located in the City's northeast quadrant. This was based on the Bugles Design and Illinois Fire Chiefs' Association studies indicating the City's northeast had response times exceeding the recommendation of NFPA 1710. Analysis demonstrated that the NE section lacks a concentration of resources and extended travel distances.

Fire Department was requesting \$500,000 for land acquisition in FY2018 Capital Improvement. Illinois Fire Chiefs' Association had been contracted regarding an updated study into the potential and proper station location in the City's NE.

Training and Maintenance Facility

Chief Mohr highlighted the Training and Maintenance Facility stating the need to continue to prepare for low frequency high risk events and the need for a maintenance facility to house equipment. One of the advantage of having a maintenance facility out there would be so that they could have dirty class rooms on training grounds. Studies have shown that turnout gear should be maintained in another site location due to the hazardous materials the equipment may come in contact with. He also cited lack of adequate storage for training equipment and supplies. The Training and Maintenance Facility would also house the Administrative offices currently located at 310 N. Lee St. Chief Mohr believed this would be the most cost effective way to prevent overcrowding at 310 N. Lee St.

Chief Mohr suggested designing and constructing a facility to house both the department's training division and maintenance operations. This structure would be located behind Fire Station #2 at 1911 Hamilton Rd. on the grounds of the Multi-Purpose Training Center.

Fire Department was requesting that architectural design (\$175,000) be funded in FY2019 and construction (\$1,200,000) be budgeted for FY2020 for the Training and Maintenance facility.

Fire Station No. 3 Renovation

Chief Mohr cited the need to renovate current facilities. He stated that Station No. 3 at 2301 E. Empire is forty (40) years old, nearing life expectancy of building systems. Facility is lacking classroom space, building insulation, kitchen and storage space in addition to an inadequate HVAC system. The dormitory/shower area lack gender equity.

There are \$3.4 million dollars combined (architectural design and construction) currently budgeted for this project.

Fire Station No. 4 Renovations

Station No. 4 at 1705 S. Morris was originally designed as a single engine company station with three (3) firefighters. The facility currently houses five (5) firefighters, an engine, and medic unit. The facility lacks a gender equity restroom, space to meet public visitors, classroom training area and distance learning capabilities, and adequate kitchen and storage space.

There were \$1.5 million dollars combined (architectural design and construction) budgeted for the project.

Headquarters/Administration Renovation

Chief Mohr discussed the need for renovation to Headquarters at 310 N. Lee St. The architectural design phase of the project was planned for FY 2021, with construction scheduled for FY 2022. The facility and building systems, like the other stations, were reaching life expectancy. Currently working on small projects prior to keep building operational until FY2021.

Total cost of architectural design and construction projected to be just under six (6) million dollars.

Costs based on original 2011- 2012 Five Bugles report, adjusted annually to reflect five (5%) percent increase in construction costs. Additionally, four (4%) percent has been added to construction projects to support a project manager.

Mr. Hales referenced the northeast quadrant and discussed teaming with the City of Normal and other options for that area. Mr. Hales also discussed the complete replacement of Station No. 4 as an option to renovation of the current facility.

Alderman Fruin commented on critical nature of response times within his district. Alderman Lower noted the need to look to the future when considering these plans. Alderman Mwilambwe discussed the need to revisit collaborating with the City of Normal in regards to the northeast station.

The following was presented:

Item 8D. Presentation and discussion of Bloomington Public Library Five-Year Capital Improvement Plan.

Jeanne Hamilton presented an overview of the Bloomington Public Library Master Plan. She began by review the library history of being built in 1976 and a renovation completed in 2006. The library is currently located on a 2.04 acre site, with 57,700 gross square feet (GSF) and approximately seventy (70) parking spaces.

Library standards suggest using the twenty (20) year population forecast to determine GSF. Based on Bring It On Bloomington's population estimate for 2035 of 84,546, the calculated total space needs were 98,765 Gross Square Feet. Based on current population, Illinois Library Standards recommends having an established collection of 322, 373 items. The library currently houses 318,417 items, exceeding current capacity.

Most shelves were filled to capacity. It was noted as the public wants the most recently published items, older items were removed sooner than standards recommend. The library had seen an 82% increase in circulation, a 4.32% increase in visitor count, and a 28.2% increase in Program Attendance since the last renovation. Farnsworth Group was selected in 2015 to explore expansion in the current location. A five- part study that included an existing building assessment, long-range vision of the future, a program of building spaces, conceptual site planning, and conceptual building design was completed.

It was suggested that the library renovation be treated as a “catalyst for improvement of the downtown area by establishing the library as a focal point for a public oriented downtown cultural and municipal hub.”

Jess Martin from Farnsworth Group presented the conceptual site plans. Mr. Martin noted that the renovation would impact the surrounding neighborhoods, and that the impact can be positive. Conceptual Plan #1 represented an addition to the current building with an approximate 300 space parking lot. Conceptual Plan #2 was a more ambitious idea incorporating the “public oriented downtown cultural and municipal hub” referenced above. Conceptual Plan #3 considered keeping the current building in tact with a second building being built to the south with a courtyard in between the two structures.

Ms. Hamilton discussed estimated costs associated with each conceptual plan. Site Plans #1 or #2 were estimated at \$21,000,000 total with hidden costs. Examples of the hidden costs include approximately eighteen (18) months of phased construction requiring moving of furniture/books three (3) times, times of difficult access and the challenge of retrofitting. Funding

of Plans #1 or #2 was \$3,230,755.87 secured with an estimated \$1,500,000.00 in donations, grants, and additional reserve. Unreserved funding total equals \$17,769,244.13 with a preliminary request of \$16,269,244.13. Site Plan #3 totals \$31,000,000 (minus the value of the existing building, assuming it can be repurposed. Building was valued in 2010 at \$7,957,723). The breakdown was \$25,400,000 for new construction, \$1,500,000 for the site, \$1,000,000 furniture and equipment, \$31,000,000 miscellaneous costs. Unsecured funding total for Site Plan #3 was \$27,769,244.13 with a preliminary request of \$26,269,244.13. In lieu of the three (3) conceptual plans, an estimated \$2,000,000 in minimum building maintenance would be needed to cover replacing the roof, replacing return air ducts, replacing air handler, replacing carpet, replacing broken or worn furniture, and replacing the sidewalks at the entrance. The space limitations and community needs were not addressed in this estimate.

Mayor Renner questioned whether or not the Library Board had discussed the preliminary plan. Ms. Hamilton noted that the board had not seen the whole plan. Alderman Fruin questioned involving Public Works. Alderwoman Painter questioned the secure funding. Ms. Hamilton stated it was in the Library's reserve. Alderwoman Painter questioned if the Foundation would contribute. Ms. Hamilton stated that their contribution was considered in the donations/grants portion of the breakdown. Alderwoman Painter questioned the Foundation amount. Ms. Hamilton stated that the information was not readily available but noted she would obtain same. Alderwoman Buragas cited concern with missing other opportunities in Downtown if moving forward with library renovation. She mentioned a previously discussed idea of a combined City Hall/Library facility. Alderman Mwilambwe questioned fundraising: how to emphasize fundraising as well as how the preliminary figure was conceived. Ms. Hamilton responded that it was a comfortable estimate. Alderman Mwilambwe also questioned completing the plan in stages over time. Alderman Fruin commented on commitment to the current location and the need to consider council opinion on whether or not the library should stay or move.

9. City Manager's Discussion

Mr. Hales reminded Council of the Martin Luther King Luncheon and Award Ceremony at 1:00pm at the ISU Bone Student Center at 100 N. University St. on January 14, 2017. He also reminded Council of the Committee of the Whole meeting scheduled for Tuesday, January 17, 2017 at 5:30 pm. Mr. Hales informed Council that the west side police substation was now referred to as The Jefferson Street Community House.

10. Mayor's Discussion

Mayor Renner noted that January 9, 2017 was National Law Enforcement Appreciation Day.

11. City Alderman's Discussion

Alderman Fruin questioned Public Comment Ordinance, and whether or not it could be used for political or commercial purposes. Jeffrey Jurgens provided clarification on the Public

Comment Ordinance. Alderwoman Hauman thanked Community Development and noted her appreciation for Planning Commission meetings.

12. Adjournment

Motion made by Alderman Mwilambwe, seconded by Alderman Painter, to adjourn the meeting at 9:17 p.m.

Motion carried (viva voce).

CITY OF BLOOMINGTON

ATTEST

Tari Renner, Mayor

Cherry L. Lawson, City Clerk