



CITY OF  
BLOOMINGTON  
SPECIAL SESSION  
MEETING  
SEPTEMBER 11, 2017

# AGENDA



**SPECIAL MEETING SESSION AGENDA  
OF THE CITY COUNCIL  
CITY HALL COUNCIL CHAMBERS  
109 E. OLIVE STREET, BLOOMINGTON, IL 61701  
MONDAY, SEPTEMBER 11, 2017; 5:30 P.M.**

1. Call to Order
2. Roll Call of Attendance
3. Public Comment
4. Consideration of approving the minutes of the Special Meeting of August 28, 2017. (*Recommend the Minutes be approved and dispensed as presented.*)
5. Closed Special Meeting
  - A. Claims Settlement – Section 2(c) (12) of 5 ILCS 120/2) (5 minutes)
  - B. Collective Bargaining Section 2(c) (2) of 5 ILCS 120/2) (30 minutes)
6. Adjourn Closed Session
7. Return to Open Session
8. Presentation and discussion on an Ordinance Amending Chapter 37 of the City Code to enact provisions changing Sanitary Sewer and Stormwater Rates. (*Presentation by David Hales, City Manager, Jim Karch, Public Works Director and Patti-Lynn Silva, Finance Director 15 minutes, Council discussion 20 minutes.*)
9. Adjourn (approximately 6:50 PM)



**SPECIAL SESSION MEETING  
AGENDA ITEM NO. 4**

FOR COUNCIL: September 11, 2017

**SUBJECT:** Consideration of approval the minutes of the Special City Council Meetings for August 28, 2017.

**RECOMMENDATION/MOTION:** That the reading of the minutes be dispensed and approved as printed.

**STRATEGIC PLAN LINK:** Goal 1. Financially sound City providing quality basic services.

**STRATEGIC PLAN SIGNIFICANCE:** Objective 1d. City services delivered in the most cost-effective, efficient manner.

**BACKGROUND:** The Special City Council Meeting Minutes have been reviewed and certified as correct and complete by the City Clerk.

In accordance with the Open Meetings Act, Council Proceedings are made available for public inspection and posted to the City's web site within ten (10) days after Council approval.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** Not applicable.

**FINANCIAL IMPACT:** Not applicable.

Respectfully submitted for Council consideration.

Prepared by: Cherry L. Lawson, C.M.C., City Clerk

Recommended by:

A handwritten signature in black ink, appearing to read "David A. Hales".

David A. Hales, City Manager

**Attachments:**

- August 28, 2017 Special Session Meeting Minutes

## SPECIAL SESSION CITY COUNCIL MEETING

City Hall Conference Room  
109 E. Olive Street, Bloomington, IL 61701  
Monday, August 28, 2017; 5:00 PM

### 1. Call to Order

The Council convened in Special Session in the Council Chambers, City Hall Building at 5:15p.m., Monday, August 28, 2017. The meeting was called to order by Mayor Pro Tem Schmidt.

### 2. Roll Call

Mayor Pro Tem Schmidt directed City Clerk Cherry Lawson to call the roll and the following members of Council answered present:

Aldermen Joni Painter, Diana Hauman, Mboka Mwilambwe, Jamie Mathy, Scott Black, Kim Bray (Absent), Karen Schmidt, David Sage, Amelia Buragas and Mayor Tari Renner (Absent).

Staff present: David Hales, City Manager; Jeffrey Jurgens, Corporation Counsel; and Cherry Lawson, City Clerk.

### 3. Public Comment

Mayor Pro Tem Schmidt opened the meeting to receive Public Comment. The following individuals provided comment.

Bruce Meeks                  Donna Bolen

### 4. Closed Special Meeting

Mayor Pro Tem Schmidt requested a motion to go into Closed Session per Section 2(c) (21) of 5 ILCS120 and Section 2(c) (11) of 5 ILCS120.

**Motion by Alderman Mathy second by Alderman Hauman to enter into Closed Session Meeting per Section 2(c) (5) of 5 ILCS120, and Section 2(c) (11) of 5 ILCS 120/2.**

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

**Nays: None**

**Absent: Alderman Kim Bray**

## SPECIAL SESSION CITY COUNCIL MEETING

Summary Minutes  
109 E. Olive Street, Bloomington, IL 61701  
Monday, August 28, 2017; 5:00 PM  
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**Motion carried.**

A. *Review of Closed Session Minutes – Section 2(c) (21) of 5 ILCS 120/2) (5 minutes)*

B. *Pending Litigation - 2(c) (11) of 5 ILCS 120/2) (10 minutes)*

5. Adjourn Closed Session

Mayor Pro Tem Schmidt requested a motion to adjourn the Closed Session Meeting.

**Motion by Alderman Hauman second by Alderman Mwilambwe to enter adjourn the Closed Session Meeting.**

**Motion carried (Viva Voce).**

6. Return to Open Session

Mayor Pro Tem Schmidt asked for a motion to return to the Open Session Meeting.

**Motion by Alderman Black seconded by Alderman Painter to return to the Open Session Meeting.**

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

**Nays: None**

**Absent: Alderman Kim Bray**

**Motion Carried.**

7. Presentation and discussion regarding the Establishment of Downtown Development division within the Community Development Department. (*Presentation by Steve Rasmussen, Assistant City Manager 5 minutes, Council discussion 15 minutes.*)

Aldermen Joni Painter and Jamie Mathy recused themselves from deliberating on this item due to conflicts.

Mr. Rasmussen presented information on the Downtown Implementation Plan and this is to try to help to design the City's role in the success of downtown and says three things: To help vet potential downtown projects, to help determine public influence and play a key role in a number of different things, including streetscape and parking. The Downtown Master Plan was adopted without an implementation plan, so we can take a significant step forward in actually putting something towards that implementation plan, which is funding it. He emphasized that this

is a great ability for us to move forward with significant support of one of your downtown priorities at a relatively modest amount of money.

Staff recommendation is that we move forward with this.

Alderman Hauman asked what the Downtown Development Division's role would be in fundraising with the DBA.

Mr. Rasmussen replied that the DBA would have its own budget line item to support downtown activities.

Mr. Hales stated that he felt that is still kind of subject to modification. We want to be careful that if there is going to be any fundraising activity by City employees for an outside nonprofit, we would want to bring back to the Council some sort of agreement.

Alderman Hauman stated she would have a problem with City staff being involved in fundraising activities.

Alderman Sage stated that he still was not clear on the direct tangible benefits of incorporating the DBA inside the City. He asked whether there thought given to, the remainder of this budget year; that is, having the City take over and help with the back office activities which should free up some capacity within the current DBA to begin to have a proof of concept or be able to demonstrate how that new capacity would benefit moving downtown efforts forward.

Mr. Rasmussen stated he did not think they had researched that element but could certainly look at that.

Alderman Mwilambwe stated that one of the things he still was not clear about is the level of urgency to do it now. I see it as if you do something midstream, it means that it is an emergency and you absolutely have to do it. He also stated that he liked pilot programs that give an opportunity to try something because nothing is guaranteed.

Mr. Rasmussen responded that there is not a sense of urgency, but there is some pressure on that for two reasons. One is that the DBA is essentially broke now and cannot continue to do what it is doing the way it is funded and cannot move things forward, and one of the advantages of doing it now is that when we do go through the budget process, we will already have it behind us.

Alderman Mwilambwe stated the other thing he was thinking about in terms of trying something a little different and asked could there be a possibility for them to move in with the City-owned facility in the Government Center and have them save some money that way to begin with.

Mr. Rasmussen stated that we could consider that as kind of a halfway measure.

Alderman Black stated that he had heard downtown talked about a lot. The Mayor has talked about it frequently and the Council has listed it as a priority, and people define priority in

different ways. He feels that a priority is where are we going to spend our resources. We only have limited resources.

Alderman Buragas stated, downtown is a well-stated priority for the Council and for the residents of the City. In our retreats, we have identified specifically better integration between the DBA and the City administration as being a goal and staff has now brought to us a way to accomplish that goal.

Alderman Bray stated that she was somewhat in support of this initiative, but does appreciate the input about there being a way to do something a little different and questioned could this be housed under our City roof for a time to see what that would look like or feel like.

Mr. Hales stated there was a time when that proposal did come up, but he recommended against it. The other alternative could be to provide supplemental funding such as increase their funding so that they could continue to stay at their current office.

8. Presentation and discussion of an Ordinance Amending Chapter 2, Article II, Section 17 of Bloomington City Code, of the City's Shade Tree Ordinance. *(Recommend Council discuss and provide direction on the proposed Ordinance Amending Chapter 2, Article II, Section 17 of Bloomington City Code, of the City's Shade Tree Ordinance.) (Presentation by David Hales, City Manager 5 minutes, Council discussion 15 minutes.)*

Mr. Hales presented information on the Shade Tree Ordinance and why it was originally prepared. He asked Council for help on the question of a homeowner removing a healthy tree for home improvements, placement of sidewalks, etc. When these issues come up, there can be a lot of emotion and disagreement on the part of elected officials and property owners.

Mayor Pro Tem Schmidt asked for clarification of the language that is used the ordinance.

Alderman Buragas asked for clarification of Paragraph 3. Alderman Hauman asked how often this situation occurs. Mr. Jurgens responded that it was extremely rare.

Alderman Mathy asked who was making the final decision – the Forester or the Traffic Engineer.

8. Adjournment

**Motion by Alderman Hauman seconded by Alderman Painter to adjourn. Time: 6:27 PM.**



**Motion carried (Viva Voce).**

**CITY OF BLOOMINGTON**

**ATTEST**

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Karen Schmidt, Mayor Pro Tem

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Cherry L. Lawson, City Clerk



**SPECIAL SESSION MEETING  
AGENDA ITEM NO. 8**

FOR COUNCIL: September 11, 2017

**SUBJECT:** Presentation and discussion on an Ordinance Amending Chapter 37 of the City Code to enact provisions changing Sanitary Sewer and Stormwater Rates

**RECOMMENDATION/MOTION:** Presentation and Discussion only.

**STRATEGIC PLAN LINK:** Goal 1. Financially Sound City Providing Quality Basic Services; Goal 2. Upgrade City Infrastructure and Facilities; Goal 2. Upgrade City Infrastructure and Facilities; Goal 5. Great Place – Livable, Sustainable City; Goal 6. Prosperous Downtown Bloomington

**STRATEGIC PLAN SIGNIFICANCE:** Objective 1a - Budget with adequate resources to support defined services and level of services; Objective 1d - City services delivered in the most cost-effective, efficient manner; Objective 2c - Functional, well maintained sewer collection system; Objective 5a - Well-planned City with necessary services and infrastructure; Objective 5b - City decisions consistent with plans and policies; Objective 6a - a. More beautiful, clean Downtown area; Objective 6c - Downtown becoming a community and regional destination; Objective 6d - Healthy adjacent neighborhoods linked to Downtown

**BACKGROUND:**

The needs of the sanitary sewer system and storm water system in the City of Bloomington have been well documented. Current fees do not begin to generate revenue sufficient to respond to these needs. The rate currently affords the City the resources it needs for only a limited degree of sewer maintenance, limited sewer rehabilitation (lining) and occasional small sewer replacement projects. Most sewer repair is done in response to emergency sewer main breaks and sewer collapses. The current rates for the Storm Water Utility have not changed since created in 2004. Public Works currently cannot fund established programs and projects, let alone address the needs identified in the Master Plans. The following are items not currently being done:

- Adequate funding for complete televising and rating of all public sewers. Only 13% of public sewers have been televised and rated at this point.
- Fully funding needed sewer lining. Currently funds exist for \$700,000 in lining but the master plan recommends \$2.5 to \$3 million. Being proactive with lining is more cost effective than reactive point repairs in sewers.

- The mandatory elimination of Combined Sewer Overflows, which are events that involve untreated sewage emptying directly into streams. The rates cannot support repayment of a low-interest state loan.
- A detention basin maintenance program. Currently there is no maintenance program.
- Installation of sump pump drain lines in older neighborhoods. These drain lines keep sump pump water from puddling on sidewalks, where they create a slippery green slime in the summer and ice in the winter.

The City Council approved the Sewer and Stormwater Rate and Impact Fee Study on January 12, 2015. Raftelis was chosen for the study following a Request for Qualifications process. Raftelis used the draft Sewer and Stormwater Master Plans to develop long-term strategies to pay for infrastructure needs and anticipated changes to operations.

On September 14, 2015, the City Council voted to approve the City of Bloomington Stormwater and Sanitary Sewer Master Plans. A team comprising of Foth Infrastructure & Environment, OHM Advisors and Michael Baker Jr., Inc. produced the Stormwater and Sewer Master Plans to enable short-term and long-term planning. The project team produced more than 1,000 pages of research and recommendations.

The Plans take into account stormwater, sanitary sewer, combined sewer and asset management needs over 20 years. It identifies the need for over **\$136 million** in system improvements over that time period. The level of service (the ability to fund the projects) depends largely on funding support from sanitary sewer user fees and the stormwater utility fee.

Some of these projects, such as the sanitary sewer rehabilitation and lining program, have already been incorporated into City budgets and implemented by City staff, but at funding levels lower than recommended. Raftelis presented its findings from the Sewer and Stormwater Rate and Impact Fee Study on December 14, 2015.

### **Scope of Bloomington Stormwater and Sanitary Sewer Systems**

The City has 280 miles of sanitary sewer, 240 miles of storm sewer and 90 miles of combined sewer. It has 59 stream miles of stormwater channels. There are 73 public stormwater detention and retention basins. The master plans identify problems and responses in each of these areas. While our older sewers present major challenges, projects also involve less aged facilities on the east side because of the inflow and infiltration issues.

### **Current Fees**

Stormwater Utility: Bloomington created a “Stormwater Utility” in 2004 used as a vehicle for storm water management. Storm water management includes streams, detention basins, storm sewers and half the expense of combined sewers. It provides regulation to private properties to reduce water runoff impact on adjacent properties.

Sanitary sewer billing is based on metered water billing. Water usage does not equate to impact on the storm water system. A measure for storm water is the amount of impervious material on a property – house, driveway, garage, shed, parking areas, etc. Impervious material is material that

does not readily absorb water; it causes water runoff. The City bills by Impervious Area Units. One (1) IAU equals one thousand (1,000) square feet of impervious area.

Revenue from the Stormwater Utility Fee is designated for expenses related to storm water. The money cannot be used elsewhere. Stormwater was designated as an Enterprise Fund, meaning that the Utility should pay all storm water expenses (and contains a reserve). Rates for the Utility have not changed since its establishment in 2004, making the ability to fund projects limited.

Master Plan Recommendation for Stormwater Utility: The 2014 City of Bloomington Stormwater and Sanitary Sewer Master Plans identify **\$36 million** in potential spending related to storm water over the next twenty (20) years. None of these projects are funded under the existing rate structure.

<b>Current Storm Water Utility Rates for Bloomington, IL</b>		
<b>Single-Family, Duplexes</b>		<b>FY 18 Actual</b>
Small Parcels (gross area ≤ 7,000 cf)		\$2.90/month
Medium Parcels (gross area > 7,000, less than or = 12,000 cf)		\$4.35/month
Large Parcels (gross area > 12,000 cf)		\$7.25/month
<b>Parcels other than Single-Family, Duplexes</b>		<b>FY 18 Actual</b>
Base charge per Impervious Area Unit (IAU)		\$1.45/month
Parcels ≤ 4,000 cf are charged flat rate equivalent of 4 IAUs		\$5.80/month
10 IAU (Typical Commercial Bill)		\$14.50/month
Parcels > 4,000 cf are charged for actual number of IAUs or for 4 IAUs, whichever is greater.		

*Property owners who make certain storm water accommodations on their property to lessen storm water impact can qualify for credits up to 50%.*

Sanitary Sewer: Two (2) governing bodies charge for sanitary sewer services in Bloomington: The City and the Bloomington and Normal Water Reclamation District. Fees are separate. The City last raised its rate on January 1, 2012, when it began charging \$1.60 per 100 cubic feet of water. Sanitary sewer also operates as an Enterprise Fund. Revenue from the sanitary sewer fee is designated for expenses related to wastewater. The money cannot be used elsewhere.

Master Plan Recommendation for Stormwater Utility: The 2014 Stormwater and Sanitary Sewer Master Plans identify **\$82 million** in potential spending over twenty (20) years. Few of these proposed items can be funded currently.

Additional Master Plan Recommendation for Sanitary Sewer and Stormwater Utilities: In addition to the amounts mentioned in the previous sections, the 2014 Stormwater and Sanitary Sewer Master Plans identify **\$16 million** in spending for Asset Management. This includes items such as the CCTV inspection program and manhole inspection program.

### **Proposed Fees**

City staff recommends increasing all three types of fees currently collected for sanitary sewer and stormwater. Using the staff recommendation, sanitary sewer consumption fees, and sanitary sewer fixed fees would increase by **11.6 percent** in FY 19, FY 20, FY 21, FY 22, and FY 23. In the

following years, assuming no additional Council action is taken, fees would continue to increase in FY 24 and beyond at a rate of **3 percent** per year. Storm water fixed fees would increase **8.2 percent** from FY 19 through FY 23 with a **3 percent** annual increase in subsequent years, assuming no additional Council action. These rate increases align with the Sanitary Sewer and Stormwater Master Plans in that they raise **\$94.8 million** in additional revenue for sanitary sewer and **\$41.4 million** in additional revenue for stormwater for a total of **\$136.2 million**. The increased revenue matches the recommendations from the City Council approved Sanitary Sewer and Stormwater Master Plans.

Sanitary Sewer Consumption Fee						
Fiscal Year	Consumption Fee per 100 ft <sup>3</sup>	Consumption Fee Increase	Consumption Fee % Increase	Projected Revenue Increase Over Base	Cumulative Revenue Increase Over Base	Projected Revenue
<b>*FY 18</b>	<b>\$ 1.60</b>					<b>\$ 4,166,288</b>
FY 19	\$ 1.79	\$ 0.19	11.6%	\$ 483,289	\$ 483,289	\$ 4,649,577
FY 20	\$ 1.99	\$ 0.21	11.6%	\$ 539,351	\$ 1,022,640	\$ 5,188,928
FY 21	\$ 2.22	\$ 0.23	11.6%	\$ 601,916	\$ 1,624,556	\$ 5,790,844
FY 22	\$ 2.48	\$ 0.26	11.6%	\$ 671,738	\$ 2,296,294	\$ 6,462,582
FY 23	\$ 2.77	\$ 0.29	11.6%	\$ 749,659	\$ 3,045,953	\$ 7,212,241

Includes additional staff from master plan and a 3% annual increase beginning FY 24 (does not include inflation) \*Based on FY17 Number

Sanitary Sewer Fixed Fee						
Fiscal Year	Monthly Fixed Fee	Fixed Fee Increase	Fixed Fee % Increase	Projected Revenue Increase Over Base	Cumulative Revenue Increase Over Base	Projected Revenue
<b>*FY 18</b>	<b>\$ 1.50</b>					<b>\$ 526,479</b>
FY 19	\$ 1.67	\$ 0.17	11.6%	\$ 61,072	\$ 61,072	\$ 587,551
FY 20	\$ 1.87	\$ 0.19	11.6%	\$ 68,156	\$ 129,228	\$ 655,707
FY 21	\$ 2.08	\$ 0.22	11.6%	\$ 76,062	\$ 205,290	\$ 731,769
FY 22	\$ 2.33	\$ 0.24	11.6%	\$ 84,885	\$ 290,175	\$ 816,654
FY 23	\$ 2.60	\$ 0.27	11.6%	\$ 94,732	\$ 384,907	\$ 911,386

Includes additional staff from master plan and a 3% annual increase beginning FY 24 (does not include inflation) \*Based on FY17 Number

Storm Water Fixed Fee						
Fiscal Year	Rate per IAU	Fee Increase	Fee % Increase	Projected Revenue Increase Over Base	Cumulative Revenue Increase Over Base	Projected Revenue
<b>*FY 18</b>	<b>\$ 1.45</b>					<b>\$ 2,803,291</b>
FY 19	\$ 1.57	\$ 0.12	8.2%	\$ 229,870	\$ 229,870	\$ 3,033,161
FY 20	\$ 1.70	\$ 0.13	8.2%	\$ 248,719	\$ 478,589	\$ 3,281,880
FY 21	\$ 1.84	\$ 0.14	8.2%	\$ 269,114	\$ 747,703	\$ 3,550,994
FY 22	\$ 1.99	\$ 0.15	8.2%	\$ 291,182	\$ 1,038,885	\$ 3,842,176
FY 23	\$ 2.15	\$ 0.16	8.2%	\$ 315,058	\$ 1,353,943	\$ 4,157,234

*Includes additional staff from master plan and a 3% annual increase beginning FY 24 (does not include inflation)*

*\*Based on FY 17 Number*

### Impact of Proposed Fees

The following numbers are based on average usage and do not include inflation.

#### Stormwater

The fixed fee for stormwater has a number of variables, but the typical residential user has a medium parcel with a fixed charge for 3 IAU. For small businesses, or parcels with less than 4,000 square feet of impervious area, the fixed charge is based on 4 IAU. The typical commercial parcel greater than 4,000 square feet of impervious area uses 10 IAU.

Storm Sewer Rate Increase Impact to Average Customer					
Fiscal Year	Small Parcel Residential Bill (2 IAU)	Medium Parcel Residential Bill (3 IAU)	Large Parcel Residential Bill (5 IAU)	Commercial Parcels ≤ 4,000 ft <sup>3</sup> (4 IAU)	Average Commercial Parcel > 4,000 ft <sup>3</sup> (10 IAU)
<b>*FY 18</b>	<b>\$ 2.90</b>	<b>\$ 4.35</b>	<b>\$ 7.25</b>	<b>\$ 5.80</b>	<b>\$ 14.50</b>
FY 19	\$ 3.14	\$ 4.71	\$ 7.84	\$ 6.28	\$ 15.69
FY 20	\$ 3.40	\$ 5.09	\$ 8.49	\$ 6.79	\$ 16.98
FY 21	\$ 3.67	\$ 5.51	\$ 9.18	\$ 7.35	\$ 18.37
FY 22	\$ 3.97	\$ 5.96	\$ 9.94	\$ 7.95	\$ 19.87
FY 23	\$ 4.30	\$ 6.45	\$ 10.75	\$ 8.60	\$ 21.50

#### Sanitary Sewer

Sanitary Sewer users are charged by the amount of cubic feet used as well as a fixed fee. The impacts are found in the chart below.

<b>Sanitary Sewer Rate Increase Impact to Average Customer</b>				
<b>Fiscal Year</b>	<b>Typical Total Residential Bill (500 ft<sup>3</sup> &amp; Fixed Fee)</b>		<b>Typical Total Commercial Bill (1,000 ft<sup>3</sup> &amp; Fixed Fee)</b>	
<b>*FY 18</b>	<b>\$</b>	<b>9.50</b>	<b>\$</b>	<b>17.50</b>
FY 19	\$	10.60	\$	19.53
FY 20	\$	11.83	\$	21.80
FY 21	\$	13.20	\$	24.32
FY 22	\$	14.74	\$	27.15
FY 23	\$	16.45	\$	30.29
<i>Average Total Bill</i>				
<i>*Based on FY 17 Number</i>				

**Sample Projects that could be completed**

**Sanitary Sewer**

- CCTV Inspection
- Manhole Inspection
- Manhole and Sewer Main Lining
- Lift Stations & Force Main Evaluations

**Stormwater**

- Rowe Drive Drainage Way Improvements Design
- Pond Inspection and Maintenance Program
- Floodplain/Floodway Encroachment Program
- Urban Channel Retrofits and Urban Stream Repairs
- Sewer Separation Projects
- Stream Bank Stabilization
- Stormwater Detention Facilities

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** N/A

**FINANCIAL IMPACT:** This item is for presentation and discussion only. The current rates, proposed rates and impact to consumer fee structure is included in the memo.

**COMMUNITY DEVELOPMENT IMPACT:** N/A

Link to Comprehensive Plan/Downtown Plan Goals:

D-4 A clean and safe Downtown; HL-3 Ensure a healthy environment and accessibility of parks and open spaces; NE-1 Protect and conserve the community’s vital natural resources; NE-3 Reduce environmental pollutants; UEW-1 Provide quality public infrastructure within the City to protect public health, safety and the environment; UEW-3 Education and increase public awareness regarding utility, energy and water issues; CF-1 Continue to provide quality public facilities and services; CF-2 Provide public services in a fiscally, socially and environmentally responsible manner

Respectfully submitted for Council consideration.

Prepared by: Michael Hill, Public Works Administration

Reviewed by: Jim Karch, PE CFM, Director of Public Works

Financial & budgetary review by: Patti-Lynn Silva, Finance Director

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

A handwritten signature in black ink, appearing to read "David A. Hales".

David A. Hales, City Manager

**Attachments:**

- PW 1B Sanitary Sewer and Stormwater Proposed Rate Increases Ordinance
- PW 1C MINUTES Dec 14 2015 Sanitary Sewer and Stormwater Proposed Rate Increases



**ORDINANCE NO. 2017 –**

**AN ORDINANCE AMENDING CHAPTER 37 OF THE CITY CODE TO ENACT PROVISIONS CHANGING SANITARY SEWER AND STORM WATER RATES**

**WHEREAS**, the City of Bloomington is a home rule unit of local government with authority to legislate in matters concerning its local government and affairs; and

**WHEREAS**, the City of Bloomington owns and operates a sanitary sewer system and a storm water system; and

**WHEREAS**, the City of Bloomington has established rates for use of the sanitary sewer system and storm water system, which charges include a fixed fee and a monthly charge based on cubic feet of water consumed; and

**WHEREAS**, the City of Bloomington approved the Stormwater and Sanitary Sewer Master Plans in September 2015, which include more than 1,000 pages of research and recommendations to enable short-term and long-term planning for the sanitary sewer system and storm water system; and

**WHEREAS**, adjustment to the sanitary sewer rate and storm water rate structures are necessary to fund the proposed projects included in the Stormwater and Sanitary Sewer Master Plans, to maintain the Stormwater Enterprise Fund and Sanitary Sewer Enterprise Fund balances at financially responsible levels, to fund necessary maintenance operations, and to provide proper staffing; and

**WHEREAS**, the Bloomington City Council finds it in the best interest of the health, safety and welfare of the citizens of Bloomington to adjust the rates for use of the sanitary sewer system.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Bloomington, McLean County, Illinois that Chapter 37, Section 51 and Section 66 are amended by replacing those Sections, in their entirety, with the following:

**CHAPTER 37: SEWERS & SEWAGE DISPOSAL**

**ARTICLE IV: RATES FOR USE OF SEWERAGE SYSTEM**

**Section 51. Charges Based on Quantity of Water Used**

Effective on billing cycles beginning May 1, 2018, there shall be and there are hereby established monthly rates and charges for the use of service of the sewerage system of the City based upon the amount of water consumed on the water meter reading as follows:

\$1.79 per 100 cubic feet

The rates charged for sewer shall in no case be less than the monthly service charge which shall be set at \$1.67 per month, exclusive of consumption.

Effective on billing cycles beginning May 1, 2019, there shall be and there are hereby established monthly rates and charges for the use of service of the sewerage system of the City based upon the amount of water consumed on the water meter reading as follows:

\$1.99 per 100 cubic feet

The rates charged for sewer shall in no case be less than the monthly service charge which shall be set at \$1.87 per month, exclusive of consumption.

Effective on billing cycles beginning May 1, 2020, there shall be and there are hereby established monthly rates and charges for the use of service of the sewerage system of the City based upon the amount of water consumed on the water meter reading as follows:

\$2.22 per 100 cubic feet

The rates charged for sewer shall in no case be less than the monthly service charge which shall be set at \$2.08 per month, exclusive of consumption.

Effective on billing cycles beginning May 1, 2021, there shall be and there are hereby established monthly rates and charges for the use of service of the sewerage system of the City based upon the amount of water consumed on the water meter reading as follows:

\$2.48 per 100 cubic feet

The rates charged for sewer shall in no case be less than the monthly service charge which shall be set at \$2.33 per month, exclusive of consumption.

Effective on billing cycles beginning May 1, 2022, there shall be and there are hereby established monthly rates and charges for the use of service of the sewerage system of the City based upon the amount of water consumed on the water meter reading as follows:

\$2.77 per 100 cubic feet

The rates charged for sewer shall in no case be less than the monthly service charge which shall be set at \$2.60 per month, exclusive of consumption.

Effective on billing cycles beginning May 1, 2023 and thereafter, the established monthly rates and charges for the use of service of the sewerage system of the City based upon the amounts established for billing cycles from May 1, 2022 to April 30, 2023 will increase annually, at a compounding rate of 3 percent, on May 1 of each year.

## **Section 66. Storm Water Service Charges**

Effective on billing cycles beginning May 1, 2018, there shall be and there are hereby established monthly rates and charges for the use of service of the storm water system of the City based upon the following:

(a) Single Family Residential (SFR) property charges:

Small parcels (gross area less than or equal to 7,000 square feet) -- \$3.16 per month

Medium parcels (gross area greater than 7,000 square feet and less than or equal to 12,000 square feet) -- \$4.75 per month

Large parcels (gross area over 12,000 square feet) -- \$7.91 per month

(b) Parcels other than Single Family Residential:

Charge per Impervious Area Unit (IAU) -- \$1.58 per month

Parcels less than or equal to 4000 sq. ft. shall be charged a flat rate equivalent to four (4) IAU's. - \$6.33 per month

Parcels greater than 4000 sq. ft. will be charged for the actual number of IAU's within the parcel, or four (4) IAU's whichever is greater.

Effective on billing cycles beginning May 1, 2019, there shall be and there are hereby established monthly rates and charges for the use of service of the storm water system of the City based upon the following:

(a) Single Family Residential (SFR) property charges:

Small parcels (gross area less than or equal to 7,000 square feet) -- \$3.45 per month

Medium parcels (gross area greater than 7,000 square feet and less than or equal to 12,000 square feet) -- \$5.18 per month

Large parcels (gross area over 12,000 square feet) -- \$8.63 per month

(b) Parcels other than Single Family Residential:

Charge per Impervious Area Unit (IAU) -- \$1.73 per month

Parcels less than or equal to 4000 sq. ft. shall be charged a flat rate equivalent to four (4) IAU's. - \$6.90 per month

Parcels greater than 4000 sq. ft. will be charged for the actual number of IAU's within the parcel, or four (4) IAU's whichever is greater.

Effective on billing cycles beginning May 1, 2020, there shall be and there are hereby established monthly rates and charges for the use of service of the storm water system of the City based upon the following:

(a) Single Family Residential (SFR) property charges:

Small parcels (gross area less than or equal to 7,000 square feet) -- \$3.77 per month

Medium parcels (gross area greater than 7,000 square feet and less than or equal to 12,000 square feet) -- \$5.65 per month

Large parcels (gross area over 12,000 square feet) -- \$9.41 per month

(b) Parcels other than Single Family Residential:

Charge per Impervious Area Unit (IAU) -- \$1.88 per month

Parcels less than or equal to 4000 sq. ft. shall be charged a flat rate equivalent to four (4) IAU's. - \$7.53 per month

Parcels greater than 4000 sq. ft. will be charged for the actual number of IAU's within the parcel, or four (4) IAU's whichever is greater.

Effective on billing cycles beginning May 1, 2021, there shall be and there are hereby established monthly rates and charges for the use of service of the storm water system of the City based upon the following:

(a) Single Family Residential (SFR) property charges:

Small parcels (gross area less than or equal to 7,000 square feet) -- \$4.11 per month

Medium parcels (gross area greater than 7,000 square feet and less than or equal to 12,000 square feet) -- \$6.16 per month

Large parcels (gross area over 12,000 square feet) -- \$10.27 per month

(b) Parcels other than Single Family Residential:

Charge per Impervious Area Unit (IAU) -- \$2.05 per month

Parcels less than or equal to 4000 sq. ft. shall be charged a flat rate equivalent to four (4) IAU's. - \$8.22 per month

Parcels greater than 4000 sq. ft. will be charged for the actual number of IAU's within the parcel, or four (4) IAU's whichever is greater.

Effective on billing cycles beginning May 1, 2022, there shall be and there are hereby established monthly rates and charges for the use of service of the storm water system of the City based upon the following:

(a) Single Family Residential (SFR) property charges:

Small parcels (gross area less than or equal to 7,000 square feet) -- \$4.48 per month

Medium parcels (gross area greater than 7,000 square feet and less than or equal to 12,000 square feet) -- \$6.72 per month

Large parcels (gross area over 12,000 square feet) -- \$11.21 per month

(b) Parcels other than Single Family Residential:

Charge per Impervious Area Unit (IAU) -- \$2.24 per month

Parcels less than or equal to 4000 sq. ft. shall be charged a flat rate equivalent to four (4) IAU's. - \$8.97 per month

Parcels greater than 4000 sq. ft. will be charged for the actual number of IAU's within the parcel, or four (4) IAU's whichever is greater.

Effective on billing cycles beginning May 1, 2023 and thereafter, the established monthly rates and charges for the use of service of the storm water of the City based upon the amounts established for billing cycles from May 1, 2022 to April 30, 2023 will increase annually, at a compounding rate of 3 percent, on May 1 of each year.

PASSED and APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2017.

APPROVED:

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Tari Renner  
Mayor

ATTEST:

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Cherry Lawson  
City Clerk

**RECORD OF MOTIONS AND VOTES  
PUBLISHED BY THE AUTHORITY OF THE CITY COUNCIL  
OF BLOOMINGTON, ILLINOIS  
MONDAY, DECEMBER 14, 2015; 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 14, 2015. 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 moment of silent prayer.

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

Mayor Renner requested those present to 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, Diana Hauman, Amelia Buragas, Joni Painter, Scott Black, Mboka Mwilambwe, Jim Fruin, Karen Schmidt and Mayor Tari Renner.

Staff Present: Steve Rasmussen, Assistant City Manager, Jeff Jurgens, Corporation Counsel, Cherry L. Lawson, City Clerk and other City staff were also present.

Staff Absent: David Hales, City Manager.

**5. Public Comment**

Mayor Renner opened the meeting to receive Public Comment. The following citizens came forward with comments.

Patricia Marton  
Bob Clay  
Bruce Meeks  
Charles Roberts  
Sid Kendrick

**6. Recognition / Appointments**

The following was presented:

**Item 6A. Recognition of the following individuals who participated in the Fall 2015 Bloomington 101 Program.**

- Olemuel Ashford
- Deborah Brown
- David Burch
- Tara Henry
- George Huonker
- Tejas Jani
- Tahnee Lee Lathrop
- Cherry Lawson
- Y. Margot Mendoza
- Kimberly Mensah
- Tim Mitchell
- Michael O'Donnell
- Marcia Maxon Schwartz
- Sara Taylor
- Robin VanDermay
- Sarah Villafuerte
- Cat Woods

The following was presented:

**Item 6B. Appointment of Michael Gorman to the Regional Planning Commission (McLean County).**

**7. Consent Agenda**

The following was presented:

**Item 7A: Consideration of approving the Council Meeting Minutes of November 23, 2015.**

Mayor Renner called on the Council to see whether any items needed to be pulled from the Consent Agenda for further discussion. No items were pulled from the Consent Agenda for discussion.

Motion by Alderman Painter, seconded by Alderman Schmidt that the items on the Consent Agenda are approved.

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

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

Nays: None.

Motion carried.

The following was presented:

**Item 7B. Consideration of approving Bills, Payroll and Electronic Transfers.**

The following was presented:

**Item 7C. Consideration of approving an Appointment to the Regional Planning Commission (McLean County).**

The following was presented:

**Item 7D. Consideration of Ratification of Contract with Police Benevolent and Protective Association Unit 21 (patrol) for the period of May 1, 2014 through April 30, 2016.**

The following was presented:

**Item 7E. Consideration of approving a Memorandum of Understanding for Scott Oglesby.**

The following was presented:

**Item 7F. Consideration of waiving formal bidding process and approving an EMS Continuing Education and Quality Assurance Service Agreement as a limited source purchase in the amount of \$17,250.**

The following was presented:

**Item 7G. Consideration of approving a Resolution waiving the formal bid process and purchase of Personal Protective Equipment – Firefighting Turnout Gear in the amount of \$50,700.**

**RESOLUTION NO. 2015 - 49**



**A RESOLUTION WAIVING THE FORMAL BIDDING PROCESS AND AUTHORIZING THE PURCHASE OF FIREFIGHTING TURNOUT GEAR FOR THE FIRE DEPARTMENT FROM MUNICIPAL EMERGENCY SERVICES, INC. AT A PURCHASE PRICE OF \$50,700**

The following was presented:

**Item 7H. Consideration of approving the purchase of one (1) International Dump Truck (unit number R25) for the Solid Waste Division of the Public Works Department using the State of Illinois Joint Purchasing Contract.**

The following was presented:

**Item 7I. Consideration of approving the purchase for a scheduled replacement of one (1) Dump Truck (unit number W19) for the Water Transmission and Distribution Division of the Water Department.**

The following was presented:

**Item 7J. Consideration of approval of an ordinance for Case SP-03-15 Petition requesting approval of a Special Use Permit for a Two-Family Dwelling for the property located at 812 E. Chestnut Street.**

**ORDINANCE NO. 2015-80  
AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A  
Two-family dwelling (duplex)  
FOR PROPERTY LOCATED AT: 812 E. Chestnut St., Bloomington, IL 61701**

The following was presented:

**Item 7K. Consideration of approving an Ordinance for a Petition from Wittenberg Woods II, LLC, requesting approval of a Final Plat for the Wittenberg Woods at Prairie Vista Second Addition, located west of Morris Avenue and north of Lutz Road.**

The following was presented:

**ORDINANCE NO. 2015-81  
AN ORDINANCE APPROVING FINAL PLAT OF  
WITTENBERG WOODS AT PRAIRIE VISTA SECOND ADDITION IN  
THE CITY OF BLOOMINGTON, McLean COUNTY, ILLINOIS**

**8. Regular Agenda**

**Item 8A. Public Hearing and Action on Fourth Amendment to Annexation Agreement with David Fedor, as Trustee of McLean County Land Trust CC-1 (Fox Creek).**

(a) Public Hearing on Fourth Amendment to Annexation Agreement

- (i) Open Public Hearing
- (ii) Staff Overview (Presentation by Jeff Jurgens, Corporation Counsel, 5 minutes)
- (iii) Public Comment
- (iv) Close Public Hearing

Mayor Renner asked for a motion to open the Public Hearing.

Motion by Alderman Hauman, seconded by Alderman Schmidt to open the Public Hearing to receive comments on this item.

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

Nays: None.

Motion carried.

Mr. Jurgens provided a brief overview of this item stating, an annexation agreement was entered into on or around December 10, 1990, between the City of Bloomington (“City”) and David Fedor as successor in interest to Mercer Turner, as Trustee of McLean County Land Trust CC-1 dated September 1, 1993 and to both First of America Trust Company, as trustee of the land trust The Peoples Bank, as trustee of land trust 21-040000 and PBB-232, dated January 25, 1991 (“Owner”). The original annexation agreement was further amended by the parties on February 25, 1991, August 24, 1992 and February 25, 1994

For several months, the City and Owner have been working on a resolution to several outstanding issues associated with the development of the property and have developed this Fourth Amendment to the original annexation agreement to set forth the obligations of the parties. Two of the primary issues addressed involve the payment of an outstanding development fee and work regarding the Pepper Ridge Detention Basin. Section 2 of the Third Amendment required payment of a general development fee, in the amount of \$2,000,000 to be paid in the amount of \$4,000 upon the sale of each R-1B lot sold. However, as a result of the economy, there was a downturn in residential development during the term of the Third Amendment and not enough houses were sold to have the development fee paid. Under the terms of the Fourth Amendment, a payment of \$100,000 is due to the City within 10 days and the Owner must pay the City \$4,000 at the time each R-1B lot is sold by the Owner, but no less than \$5,502.30 per month until the balance of \$462,194 is paid in full.

The original Annexation Plat also set forth the construction of a detention basin known as the Pepper Ridge Detention Basin (“Basin”). The location of the Basin has moved slightly and requires certain improvements prior to acceptance by the City. The Owner has agreed to clean and re-grade the Basin and pay the City \$20,000 for re-seeding.

Public Hearing Comments:

Donna Bolden

Mayor Renner asked for a motion to close the Public Hearing.

Motion by Alderman Black, seconded by Alderman Schmidt to close the Public Hearing to receive comments on this item.

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

Nays: None.

Motion carried.

**Item 8A. (b) Consideration of an Ordinance Approving the Fourth Amendment to an Annexation Agreement with David Fedor, as Trustee of McLean County Land Trust CC-1 Dated September 1, 1993. (Council discussion 10 minutes.)**

**ORDINANCE 2015 - 82**  
**AN ORDINANCE APPROVING THE FOURTH AMENDMENT TO AN ANNEXATION**  
**AGREEMENT WITH DAVID FEDOR, AS TRUSTEE OF McLean COUNTY LAND**  
**TRUST CC-1 DATED SEPTEMBER 1, 1993**

Alderman Black asked what would be the outcome if the City did not approve the amendment.

Mr. Jurgens stated, the City would continue to negotiate some type of an agreement. The City has looked at this as a global settlement and resolution in dealing with Fox Creek and the Hershey Subdivision. With the Hershey Subdivision, the City is getting out of some obligations that the City has (theoretically) that will likely save the organization millions. The Engineering Department has combed through the agreement and have tried to address the issues that exist.

Alderman Black asked whether those millions refer to legal cost and consultants. Mr. Jurgens stated that is correct.

Motion by Alderman Sage seconded by Alderman Lower that Council approve the Ordinance approving the Fourth Amendment to the Annexation Agreement with David Fedor, as Trustee of McLean County Land Trust CC-1 dated September 1, 1993, 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, Hauman, Sage, Black, Buragas, Painter, Mwilambwe, Fruin and Schmidt.

Nays: None.

Motion carried.

The following was presented:

**Item 8B. Public Hearing and Action on First Amendment to an Annexation Agreement with Hershey Grove, LLC (Hershey Grove).**

- (a) Public Hearing on First Amendment to Annexation Agreement
  - (i) Open Public Hearing
  - (ii) Staff Overview (Presentation by Jeff Jurgens, Corporation Counsel, 5 minutes.)
  - (iii) Public Comment
  - (iv) Close Public Hearing

Mayor Renner asked for a motion to open the Public Hearing.

Motion by Alderman Schmidt, seconded by Alderman Painter to open the Public Hearing to receive comments on this item.

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

Nays: None.

Motion carried.

Mr. Jurgens provided a brief overview of this item stating, an annexation agreement was entered into on or around February 11, 2002, between the City of Bloomington (“City”) and Hershey Grove, LLC (“Owner”).

For several months, the City and Owner have been working on a resolution to several outstanding issues associated with the development of the property and have developed this First Amendment to the original annexation agreement to set forth the obligations of the parties. Two of the primary issues involved the extension of Hershey Road and the pursuit of a railroad crossing from the Illinois Commerce Commission, as well as how the Owner would meet the parkland dedication requirements.

Section 14 of the Annexation Agreement required the City to extend Hershey Road to the southern perimeter of the property within 10 years of the making of the Agreement and to apply to the ICC for a crossing permit. The City filed a petition for a crossing with the ICC, but faced strong objection from the Norfolk Southern Railway. Pursuant to the First Amendment, the City will have

no further obligations regarding obtaining the railway crossing or extending the road to the southern perimeter of the property.

The Annexation Agreement also provided the Owner could satisfy the park land dedication requirements by making dedication of the area for the Constitutional Trail and from the parcel south of the railway. The Owner has already dedicated the area designated for the Constitutional Trail, but since development is not continuing south of the railway, the City has not actively sought dedication of this area and instead has worked out an agreement with the Owner to make additional trail and sidewalk improvements.

#### Open Public Hearing

There were no comments from the public.

Mayor Renner asked for a motion to close the Public Hearing.

Motion by Alderman Black, seconded by Alderman Lower to close the Public Hearing to receive comments on this item.

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

Nays: None.

Motion carried.

The following was presented:

**Item 8B. (b) Consideration of an Ordinance Approving the First Amendment to an Annexation Agreement with Hershey Grove, LLC. (Council discussion 10 minutes.)**

#### **ORDINANCE 2015 - 83**

#### **AN ORDINANCE APPROVING THE FIRST AMENDMENT TO AN ANNEXATION AGREEMENT WITH HERSHEY GROVE, LLC**

Alderman Hauman stated, she was pleased that the residents of Hershey Grove came to request this type of park and appreciates the Snyder Company for responding to the residents' request, as well as staff having committed the time to process this request.

Alderman Lower stated, these types of projects should not be isolated. That many residents are unaware of the scheduling..., there is ongoing expense each time the City elects to add to the trail head or sidewalks. Those expense comes out of the General Fund.

Mayor Renner stated for clarification, each time the City adds to Constitution Trail there is an added expense as a consequence.

Alderman Lower referenced the park like setting, stating that it is an amenity to the community, that it is not a need for the residents. If the City continues to add to the 45 plus parks, there is an expense associated with it.

Alderman Hauman, for the residents who purchased their homes in that area, there was an expectation of having green space as many other developments.

Motion by Alderwoman Hauman, seconded by Alderman Schmidt That Council approve the ordinance approving the First Amendment to the Annexation Agreement with Hershey Grove, LLC, 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, Hauman, Sage, Black, Buragas, Painter, Mwilambwe, Fruin and Schmidt.

Nays: None.

Motion carried.

The following was presented:

**Item 8C. Public Hearing and Action on Third Amendment to an Annexation Agreement with Charles W. Palmer.**

**a) Public Hearing on Third Amendment to Annexation Agreement**

**(i) Open Public Hearing**

**(ii) Staff Overview (Presentation by Jeff Jurgens, Corporation Counsel, 5 minutes.)**

**(iii) Public Comment**

**(iii) Close Public Hearing**

Mayor Renner asked for a motion to open the Public Hearing.

Motion by Alderman Hauman, seconded by Alderman Schmidt to open the Public Hearing to receive comments on this item.

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

Nays: None.

Motion carried.

Mr. Jurgens provided an overview of this item stating, an annexation agreement was entered into on or around February 13, 1996, between the City of Bloomington (“City”) and

Charles W. Palmer (“Owner”). This would be the Third Amendment to the Annexation Agreement which was amended on May 29, 2001, and April 11, 2005, and serves to settle several disputes between the parties regarding the interpretation of certain language and obligations.

Specifically, the Owner filed litigation seeking to mandate the City to extend Mitsubishi Motorway further south, including over Sugar Creek, and abatement of the development fee (\$1,410,000) as required in the Annexation Agreement. The City has estimated the cost to build the bridge, along with the roadway extensions that would be required, would be substantial and a strain on City resources. Accordingly, the parties have negotiated a settlement and wish to enter into this Third Amendment to effectuate the terms of the settlement.

Under the settlement, the City will have no obligation to extend Mitsubishi Motorway and in exchange, the development fee will be reduced to \$50,000.

#### Open Public Hearing

There were no comments offered.

Mayor Renner asked for a motion to close the Public Hearing.

Motion by Alderman Black, seconded by Alderman Painter to close the Public Hearing to receive comments on this item.

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

Nays: None.

Motion carried.

The following was presented:

Mayor Renner left the meeting at 7:38 p.m. Alderman Schmidt became Mayor Pro Tem.

**Item 8C. (b) Consideration of an Ordinance Approving the Third Amendment to An Annexation Agreement with Charles W. Palmer, dated February 13, 1996. (Council discussion 10 minutes.)**

### **ORDINANCE 2015 - 84 AN ORDINANCE APPROVING THE THIRD AMENDMENT TO AN ANNEXATION AGREEMENT WITH CHARLES W. PALMER**

Motion by Alderwoman Sage, seconded by Alderman Hauman that Council approve the ordinance approving the Third Amendment to the Annexation Agreement with Charles W. Palmer, and authorize the Mayor and City Clerk to execute the necessary documents.

Mayor Pro Tem Schmidt directed the Clerk to call the roll which resulted in the following:

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

Nays: None.

Motion carried.

The following was presented:

**Item 8D. Presentation of the Empire Street Corridor Redevelopment Project Area Tax Increment Financing Redevelopment Plan and consideration of approving an ordinance to set a date for, and to approve a public notice of a public hearing for the Empire Street Corridor Redevelopment Project Area. (Austin Grammer, Economic Development Coordinator & Mike Weber, Director, PGAV, Presentation 15 minutes, Council discussion 15 minutes.)**

**ORDINANCE NO. 2015-85  
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 EMPIRE STREET CORRIDOR  
REDEVELOPMENT PROJECT AREA**

Motion by Alderwoman Black, seconded by Alderman Hauman that the ordinance to set a date for, and to approve a public notice of a public hearing for the Empire Street Corridor Redevelopment Project Area be approved and authorize the Mayor and City Clerk to execute the necessary documents.

Mayor Pro Tem Schmidt directed the Clerk to call the roll which resulted in the following:

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

Nays: None.

Motion carried.

The following was presented:

**Item 8E. Consideration of approving An Ordinance Levying Taxes for the City of Bloomington, McLean County, Illinois for the Fiscal Year Beginning May 1, 2015 and Ending April 30, 2016 for the City of Bloomington. (Council discussion 10 minutes.)**

**ORDINANCE 2015 - 85**



**AN ORDINANCE LEVYING TAXES FOR THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS FOR THE FISCAL YEAR BEGINNING MAY 1, 2015 AND ENDING APRIL 30, 2016 FOR THE CITY OF BLOOMINGTON**

Motion by Alderwoman Painter, seconded by Alderman Hauman the Council approve the 2015 Final Property Tax Levy Ordinance in the amount of \$24,063,066, and authorize the Mayor and City Clerk to execute the necessary documents.

Mayor Pro Tem Schmidt directed the Clerk to call the roll which resulted in the following:

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

Nays: None.

Motion carried.

The following was presented:

**Item 8F. City Infrastructure 2015 Projects Status Report (Recommend that the Council receives the Presentation as information only.)**

- a. Presentation by Steve Rasmussen, Assistant City Manager, 5 minutes
- b. Presentation by Kevin Kothe, City Engineer, Public Works Division, 5 minutes
- c. Presentation by Bob Yehl, Director, Water Department, 5 minutes
- d. Presentation by Jay Tetzloff, Director of Parks & Recreation, 5 minutes

Mr. Rasmussen stated there are five presentations to be received by the Council from the department heads that are responsible for those City Departments.

Russ Waller, Facilities Manager, Jay Tetzloff, Director of Parks & Recreation, Assistant Police Chief Ken Bays, Kevin Kothe, City Engineer and Bob Yehl, Director of the Water Department.

Mr. Waller provided an update on facility related projects stating, the projects are based on the Facilities Master Plan. The repairs to city facilities are more along the line of being life safety Repairs to the Abraham Lincoln Parking Garage, that approximately \$250,000 was spent on this project. He discussed the replacement of the sprinkler system in the Police garage stating that the cost of that project was \$190,000 that the project is not yet complete as there are still some minor things that needs to be done.

Mr. Tetzloff provided an update on Eagle View Park as they were able to get this project funded and completed. His predecessor, John Kennedy saw this project through to just before leaving. The total cost of this project was \$1,018,636, and \$400,000 was received from State OSLAD Grant. They were able to develop 14.5 acres of parklands.

Mr. Bays provided an update on the Police Shooting Range and the improvements that have been completed, and stated the cost to remove the mold from the shooting range was \$67,000. He thanked the Facilities Department for their assistance. With monies in this budget year, they hope to have the HVAC replaced in the amount of \$40,000.

Mr. Kothe provided an updated on the Sewer work on Market and McLean a 3 foot sewer that the City had lined which was from the 1800. City was able to line the sewer right under residents' home without causing distress. This project cost was approximately \$1.6 million and came out of the Enterprise fund. There was some street surfacing projects that were completed that were budgeted in the 2014 FY. In addition, they had approximately \$2.4 million from Local Motor Fuel Tax to do resurfacing of sidewalks and pavement preservation. He reported on the sewer project on Catherine Street that had no public sewer in that area. He stated that residents were connected to other private resident's sewer systems. This sewer project was paid for from the Community Development Block Grant funds. The other big project were the Master Plans that were approved by the Council in 2015 consisting of: Stormwater & Sanitary Sewers, Sidewalks, and Bicycles. Currently in progress is the Master Plan for the major city streets projects. He discussed some surprise projects that were not planned that dealt with flooding relating issues.

Mr. Yehl report on the progress with the Water Department projects. Lake Bloomington lake wetlands project that was accomplished through a grant with Coke Cola and in-kind donations with the City of Bloomington, Nature Conservatory obtained the grant from Coke Cola which assisted in putting the wetlands in place and watershed. The first project as Water Director was the Shore Stabilization project which was financed through the Enterprise Fund that the Friends of Ever Bloom obtained from Fish and Wildlife. He mentioned the Stream Stabilization project at Lake Evergreen to reduce the erosion; the WTP Filter Retrofit project at the Lake, as well as collaborating with Public Works on the Lake Evergreen Spillway Bridge project. He discussed some mechanical maintenance, distribution and meter services related projects as well.

Alderman Scott stated, on the County Board, the Commission would take a field trip each summer with the Clerk attending so to allow the members to see the projects that the Board had funded that year as well as view the progress. He would welcome the opportunity to do that with the City related projects as some of the employees may wish to see Council show up at some of these projects. He asked that next year a field trip be placed on the calendar for the Council to view some of the projects that were approved.

Mr. Rasmussen thanked the operations department managers and their staff for their hard work in bringing these projects forward.

### **City Manager's Comments**

Mr. Rasmussen commented about Mr. Hales travel back to Bloomington. He reported on leaf collection which was a big issue these past few weeks. The backlog of leaf has been cleaned up and the City is back on schedule. He thanked employees in Public Works, Parks Department and Water Department for their efforts.

### **Mayor's Comments**

Mayor Renner left early due to feeling ill. Alderman Scott stated, Mayor Renner asked him to read a note regarding the Mayor's Open House.

*“Those of us listed below have been active members of the Highland Park Golf Course over the past several years. We are retired or at retirement age and really enjoy playing golf at Highland. We would like to have the City officials know how we feel about the golf course future, please keep Highland Golf Course operating in its current manner. Highland is a course that is suited for older folks. It is not too long, not too difficult and is fairly easy to walk and reasonably priced for folks on fixed incomes, and is a great place for young golfers to play and practice, and persons just learning the game. It has fewer water hazards and sand trap holes. Highland Golf Course is a place to encourage families and young people to enjoy the game. Fox Creek is great for advance golfers, and Prairie Vista is a more open course. There is currently no annual fee. Both of these courses are longer and harder to walk. Maybe by charging a higher fee for an electric golf cart, walking the course would be encouraged and revenues would be improved.”*

Alderman Black stated that over twelve citizens have signed their name to the letter that was read.

Mayor Pro-tem Schultz reminded the public that the second meeting in December is scheduled for December 21, 2015 at 7 PM. Therefore Mayor Renner's Open House will be held on Friday.

### **Adjournment**

Motion made by Alderman Sage seconded by Alderman Buragas to adjourn the meeting at 8:34 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