

**SUMMARY MEETING MINUTES
PUBLISHED BY THE AUTHORITY OF THE CITY COUNCIL
OF BLOOMINGTON, ILLINOIS MONDAY, APRIL 9, 2018; 7:00 P.M.**

The Council convened in Regular Session in the Council Chambers, City Hall Building, at 7:03 p.m., Monday, April 9, 2018.

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

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

Staff Present: Steve Rasmussen, Interim City Manager, Jeffrey Jurgens; Corporation Counsel, Cherry Lawson, City Clerk; Scott Rathbun, Budget Manager; Greg Scott, Assistant Chief of Police; Brian Mohr, Fire Chief, Scott Sprouls, IS Director; Nicole Albertson, Human Resource Director; Jim Karch, Public Works Director; and other City staff were also present.

Recognition/Appointments

- A. Proclamation declaring April 16, 2018 “National Healthcare Decisions Day”. No One Present
- B. Recognition of Jan Elam and Todd Campbell of Bloomington, IL for their work on the completion and restoration of the Gazebo and Pavilion at the Briarwood and Dawes Intersection.
- C. Appointment of Tyson Mohr to the Bloomington Planning Commission.

Public Comment

Scott Stimeling	Donna Boelen	Aaron Len
Carl Woodward		Tim Koch

“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 and seconded by Alderman Schmidt that the Consent Agenda be approved with the exception of item 7A.

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

Ayes: Aldermen Mathy, Sage, Mwilambwe, Buragas, Black, Painter, Hauman, Bray, and

Schmidt.

Nays: None.

Motion carried.

The following was presented:

Item 7A. Consideration of approving the Minutes of the March 26, 2018 and February 12, 2018 Regular City Council Meeting. *(Recommend the reading of minutes be dispensed and approved as printed.)*

Motion by Alderman Hauman and seconded by Alderman Schmidt that the updated copy routed this afternoon, which was revised, for the February 12, 2018 meeting be adopted.

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

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

Nays: None

Motion carried.

Motion by Alderman Hauman and seconded by Alderman Schmidt that Council adopt the minutes for the March 26, 2018 meeting as drafted.

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

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

Nays: None.

Motion carried.

The following was presented:

Item 7B. Consideration of approving Bills, Payroll, and Electronic Transfers in the amount of \$4,480,335.88. *(Recommend the Bills, Payroll, and Electronic Transfers be allowed in the amount of \$4,480,335.88, and orders drawn on the Treasurer for the various amounts as funds are available.)*

The following was presented:

Item 7C. Consideration of an Appointment to the Bloomington Planning Commission. *(Recommend Tyson Mohr be appointed to the Bloomington Planning Commission.)*

The following was presented:

Item 7D. Consideration of a Supportive Housing Program/Continuum of Care Shelter Plus Care Grant Agreement (Project IL0288L5T121710), as requested by the Community Development Department. *(Recommend the attached Shelter Plus Care Grant Agreement (Project IL0288L5T121710) to the U.S. Department of Housing and Urban Development be approved and submitted, and the Interim City Manager and City Clerk be authorized to execute the necessary documents.)*
The following was presented:

Item 7E. Consideration of a Supportive Housing Program/Continuum of Care Families and Individuals with Disabilities Grants Agreement (Project IL0283L5T121709), as requested by the Community Development Department. *(Recommend the attached Supportive Housing Program/Continuum of Care Families and Individuals with Disabilities Grant Agreement (Project IL0283L5T121709) to the US Department of Housing and Urban Development be approved and submitted, and the Interim City Manager and City Clerk be authorized to execute the necessary documents.)*

The following was presented:

Item 7F. Consideration of an assignment of the Grossinger Motors naming rights agreement to AutoCanada Holdings, Inc. as requested by Grossinger Motors Arena. *(Recommend approving the attached Grossinger Motors naming rights agreement assignment to AutoCanada Holdings, Inc., and authorize the Interim City Manager and City Clerk to execute the necessary documents.)*

The following was presented:

Item 7G. Consideration of a Temporary Easement Agreement between John and Sandra Bauby and the City of Bloomington in conjunction with the Fox Creek Road Improvement project as requested by the Public Works Department. *(Recommend the attached Temporary Easement Agreement with John Bauby and Sandra Bauby be approved, and the Interim City Manager and City Clerk be authorized to execute the necessary documents.)*

The following was presented:

Item 7H. Consideration of a Temporary Easement Agreement between Marcfirst and the City of Bloomington in conjunction with the Fox Creek Road Improvement project as requested by the Public Works Department. *(Recommend the attached Temporary Easement Agreement with Marcfirst be approved, and the Interim City Manager and City Clerk be authorized to execute the necessary documents.)*

The following was presented:

Item 7I. Consideration of a Temporary Easement Agreement between Jeffrey and Vicki McCain and the City of Bloomington in conjunction with the Fox Creek Road Improvement project as requested by the Public Works Department. *(Recommend the attached Temporary Easement Agreement with Jeffrey McCain and Vicki McCain be approved, and the Interim City Manager and City Clerk be authorized to execute the necessary documents.)*

The following was presented:

Item 7J. Consideration of a Road Dedication Agreement between Stephen Snyder and the City of Bloomington in conjunction with the Fox Creek Road Improvement project as requested by the Public Works Department. (Recommend the attached Road Dedication Agreement with Stephen W. Snyder be approved, and the Interim City Manager and City Clerk be authorized to execute the necessary documents.)

The following was presented:

Item 7K. Consideration of an Ordinance amending the Bloomington City Code to increase the number of sergeants by one position and decrease the number of patrol officers by one position as requested by the Police Department. (*Recommend the attached Ordinance be approved, increasing the number of sergeants in the Bloomington Police Department by one position and decreasing the number of patrol officers in the Department by one position, and the Mayor and City Clerk be authorized to execute the necessary documents.*)

ORDINANCE NO. 2018 – 20

AN ORDINANCE AMENDING CHAPTER 35, SECTION 1 OF THE BLOOMINGTON CITY CODE AMENDING THE COMPOSITION OF THE POLICE DEPARTMENT

The following was presented:

Item 7L. Consideration of a petition for the Lake Bloomington Lease Transfer of Lot 7, Block 23, in Camp Potawatomic from the City of Bloomington to the petitioner, Nathaniel Green. Also, consideration of the vacation of the current septic system easement tied to Lot 6, Block 23 in Camp Potawatomic and the creation of a new septic system easement for Lot 10, Block 23 in Camp Potawatomic as requested by the Water Department. (*Recommend the attached petition for the Lake Bloomington Lease Transfer of Lot 7, Block 23 in Camp Potawatomic from the City of Bloomington to Nathaniel Green be approved, the current septic system easement on Lot 6, Block 23 in Camp Potawatomic be vacated, and a new septic system easement on Lot 10, Block 23 in Camp Potawatomic be created and the Mayor and City Clerk be authorized to execute the necessary documents.*)

The following was presented:

Item 7M. Consideration of 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 at Davis Lodge at Lake Bloomington on April 28, 2018 from Evan O'Shea and Jennifer Yu to allow moderate consumption of alcohol. (*Recommend the attached Ordinance Suspending Portions of Section 701 of Chapter 31 and Section 26(d) of Chapter 6 of the City Code for a Wedding Reception at Davis Lodge at Lake Bloomington on April 28, 2018 be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.*)

ORDINANCE NO. 2018 – 21

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 APRIL 28, 2018 AT DAVIS LODGE AT LAKE BLOOMINGTON

The following was presented:

Item 7N. Consideration of 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 at Davis Lodge at Lake Bloomington on June 16, 2018 the request from Joseph Johnson and Andrea Pierce to allow moderate consumption of alcohol. *(Recommend the attached Ordinance Suspending Portions of Section 701 of Chapter 31 and Section 26(d) of Chapter 6 of the City Code for a Wedding Reception at Davis Lodge at Lake Bloomington on June 16, 2018 be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.)*

ORDINANCE NO. 2018 – 22

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 16, 2018 AT DAVIS LODGE AT LAKE BLOOMINGTON

The following was presented:

Item 7O. Consideration of an application submitted by RoadSmart, LLC d/b/a RoadSmart, located at 1513 Morrissey Drive, requesting a GPBS liquor license which would allow the sale of packaged beer and wine only for consumption off the premises seven (7) days a week, as requested by the City Clerk's Office. *(Recommend the attached application of RoadSmart, LLC d/b/a RoadSmart, located at 1513 Morrissey Drive, requesting a GPBS liquor license which would allow the sale of packaged beer and wine only for consumption off the premises seven (7) days a week be approved upon all compliance with contingencies of all employees serving alcohol complete BASSET.)*

The following was presented:

Item 7P. Consideration of an application submitted by Station Two Twenty, Inc., d/b/a Bakery and Pickle Bar located at 513 N. Main Street, requesting a RAS liquor license which would allow the sale of all types of liquor by the glass for consumption on the premises seven (7) days a week, as requested by the City Clerk's Office. *(Recommend the attached application of Station Two Twenty, Inc., d/b/a Bakery and Pickle Bar located at 513 N. Main Street, requesting a RAS liquor license which would allow the sale of all types of liquor by the glass for consumption on the premises seven (7) days a week be approved upon all compliance with contingencies of all employees serving alcohol complete BASSET.)*

“Public Hearing”

The following was presented:

Item 8A. Public Hearing for the proposed Downtown East Washington Street Redevelopment Project Area as scheduled by Ordinance 2018-08 which was approved on February 12, 2018 and recommend by the City's Office of Economic Development. *(Recommend the public hearing be convened for the proposed Downtown East Washington Street Redevelopment Project Area.) (Presentation by Bob Mahrt, Interim Community Development Director, 5 minutes.)*

- a. Presentation by Mike Weber, Director, PGAV Planners, 10 minutes.

Mayor Renner made brief comments and deferred to Mike Webber from PGAV who would provide an overview of this item.

Mr. Webber stated, when a city wishes to establish Tax Increments Financing District, there are several fundamental findings that you'll be required to make as required by the law. First, Council would have to make a finding that the area qualifies. Secondly, the Council have to make a finding that the area, on the whole, hasn't been subject to growth and investment on the part of private enterprise. Thirdly, Council would have to make a finding, but for TIF we're not going to see redevelopment projects or private investment take place within that proposed area. We've had a plan document on file I believe since early February. It explains the statutory basis for TIF. It contains an eligibility analysis of the area proposed for TIF. It presents the Redevelopment Plan, and it also has a section that presents various other findings including evidence that the area as a whole hasn't been subject to growth and investment on the part of private enterprise and would not be developed but for TIF.

The boundaries are shown on the map exhibit that's displayed here on the screen. It contains 13 parcels of real property totaling only 7.4 acres and that of street right away. In terms of the eligibility component of this plan, in order to qualify an area, it needs to meet the definition of either conservation area or the definition of blighted area or the combination of the two. In this case, this eligibility analysis that's contained in the plan makes the finding that the area qualifies as a blighted area. What that means is there is at least five of the blighting area criteria, five out of 13 criteria present within the area. Those items include deteriorated buildings and site improvements, obsolete buildings, high vacancy rates, 76% of the building space in this area is currently vacant.

All of the buildings do not meet the City's minimum code standards. All of the improved parcels have excessive land coverage. We have some inadequate utilities with regards to some combined sewers in the area as well as small water mains. Furthermore, we have declining property values within the area. In total, we have seven blighting factors out of the 13, for which we need 5 to qualify it as a blighted area. In terms of the redevelopment plan components, what's being proposed here is a mix of residential, commercial, and possibly public facilities in terms of projects that are in line for development. Of course, the City is aware of the proposed iceberg development of the reuse or retrofitting of the former high school building. That's a key initial project that we anticipate will occur if, in fact, the TIF is established.

He explained that they had received a proposal from the laborers of Home Development Corporation to purchase up several city-owned properties as well as a church property to redevelop those properties into multi-family residential. Both these projects have major financial gap issues with them. PGAV analyzed their proformas and it's clear that they need assistance, not only from TIF but from low-income housing tax credits to make these projects financially feasible. Overall objective of the plan is to induce private investment, to bring the property values up in the area, and just by way of comparison, the existing taxable fair market value in the area is averaging \$15 square foot per building. That's fair market value not equalized assessed value. By comparison, a fair market value of the old Illinois Bank or Illinois house building in downtown is 26.50 a square foot. The PNC Bank building is \$126 a square foot. There is clearly room in this area and other parts of downtown to bring the values up.

In terms of the findings of need for TIF and other findings, we were able to find that the TIF plan is compliant with the 2015, and believes those findings are outlined in the staff report with regards to this. The area hasn't been subject to growth and investment on the part of private enterprise, and this is

evidenced by the conditions of the properties, the vacancies, and the declining values. In terms of the but-for finding, again, the conditions of properties and so forth contribute to that finding, but the need for TIF is also been presented by Iceberg development as well as the proposal from the Labor's Home Development Company or Corporation.

The most recent equalized assessed value for the entire heirs is 640,000 and we anticipate after full redevelopment within the area that the EAV would increase by 3.4 or 3.6 million. In terms of financing, we anticipate the financing would be all done on what we call a pay-as-you-go basis. The city would not be issuing any debt. It would be tied to the specific properties performance and the developer would be taking all of the risk with regards to being paid back from TIF. The estimated date for retirement of any obligations, such as TIF redevelopment agreements would be not later than December 31st of 2042. That would be 23 years from 2018. The Council may consider ordinances that would set up this TIF program no sooner than 14 days from the close of this hearing, and no later than 90 days from the close of this hearing.

Mayor Renner asked for clarification, is there a reason why it has to last for 23 years necessarily. Mr. Webber stated, projects will happen in phases, so you're running the clocks, running in future projects are obviously going to have less than the 23 years.

- b. Open Public Hearing: Mayor Renner opened the Public Hearing to receive comments.
- c. Public Comment: There were no comments offered by the public.
- d. Close Public Hearing

“Regular Agenda”

The following was presented:

Item 9A. Consideration of Adoption of the FY 2019 Proposed Budget and Appropriation Ordinance. *(Recommend the attached Fiscal Year 2019 Appropriation Ordinance, and the Mayor and City Clerk be authorized to execute the necessary documents.) (Presentation by Steve Rasmussen, Interim City Manager, 5 minutes, City Council discussion, 5 minutes.)*

Mr. Rasmussen stated, he is pleased to bring before you tonight a balanced budget for the 2019 budget. He provided an overview of the budget and answered questions posed by Council.

Mayor Renner asked, is it fair to say that of the over million dollars that we saved, out of solid waste, that a large portion but a majority that was actually cut because we're not going to pick up bulky waste more than twice a year. Mr. Rasmussen stated yes.

Mayor Renner asked whether Mr. Rasmussen have a rough figure about how much that amount was. Mr. Rasmussen stated, that saves us a great deal of money towards that \$1 million. However, the City will continue to pick up that solid waste. Mr. Karch stated the amount is \$250,000 cutting 15%.

ORDINANCE NO. 2018 - 23

BUDGET AND APPROPRIATION ORDINANCE FISCAL YEAR BEGINNING
MAY 1, 2018 AND ENDING APRIL 30, 2019 CITY OF BLOOMINGTON

SUMMARY MEETING MINUTES
PUBLISHED BY THE AUTHORITY OF THE CITY OF BLOOMINGTON, IL.
MONDAY, APRIL 9, 2018; 7:00 P.M.

Motion by Alderman Hauman second by Alderman Mwilambwe Council approves the attached Fiscal Year 2019 Appropriation Ordinance, and the Mayor and City Clerk be authorized to execute the necessary documents.

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

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

Nays: Alderman Sage.

Motion carried.

The following was presented:

Item 9B. Consideration of authorizing the Payment for Property, Liability, Excess Liability, and Excess Worker's Compensation Insurance Coverage for the City of Bloomington as requested by the Administration Department. *(Recommend the payment to Arthur J. Gallagher, Itasca, IL, for Insurance Coverage and Insurance Broker Service from May 1, 2018, through April 30, 2019, be approved in the amount of \$811,336, and authorize the Finance Department to issue payment.) (Presentation by Steve Rasmussen, Interim City Manager and Mike Nugent, Nugent Consulting Group, 10 minutes, City Council discussion, 10 minutes.)*

Mr. Rasmussen stated, the City brings this item forward every year; however, it is a little different each year. He introduced Mike Nugent, who is our consultant and Walt Larkin here from our third-party administrator. He asked Mr. Nugent to talk about this \$811,000 budget that we have for insurance this year.

Mr. Nugent stated, optimistically, he had hoped to secure flat rates for this renewal; however, was not able to do that. The Gallagher Team did a really good job of pressuring our insurers to look more at Bloomington historic claims data and experience and focus on that and maybe away from all this other stuff that was going on. They did that successfully. The premium increase in dollars is 3.6%, but all of that is coming from increased exposures property values and annual payroll increases and not from a rate increase. The rates have actually stayed flat and in some cases actually tweaked down just a little bit as compared to the current plan.

Motion by Alderman Hauman second by Alderman Bray Council approves the payment to Arthur J. Gallagher, Itasca, IL, for Insurance Coverage and Insurance Broker Service from May 1, 2018, through April 30, 2019, be approved in the amount of \$811,336, and authorize the Finance Department to issue payment.

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

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

Nays: None.

Motion carried.

The following was presented:

Item 9C. Presentation and discussion of the Bloomington Police Department 2017 Annual Report. *(Recommend presentation and discussion only.) (Presentation by Brendan Heffner, Chief of Police, 15 minutes, City Council discussion, 5 minutes.)*

Police Chief Heffner provided an overview of the 2017 Uniform Crime Statistics Report and 2018 Departmental Goals for Bloomington Police.

- The total Part 1 Uniform Crime Report (UCR) statistics for calendar year 2017 was one (1%) percent lower than 2016, representing 10 fewer reported incidents.

Homicides:

- We recorded 3 homicides in 2017
 - May 21st, Shannon Hastings homicide
 - September 9th, Eric Ringenberg suicide with two juvenile homicides
- The December 2nd, death of Cullen Hedrick has been ruled justifiable (self-defense) and therefore is not reported to UCR as a homicide.

Robberies:

- We recorded 45 robberies in 2017.
- This is below our five year average of 47 robberies per year.

Motor Vehicle Thefts:

- After a slight drop in 2016, our motor vehicle thefts continue to rise.
- As in previous years, the continued increase stems from juvenile offenders out looking for temporary transportation.
- A late year (November and December) spike also pushed up our totals. This involved subjects taking unattended/running cars during cold weather.

Driving Under the Influence:

- We recorded a 37% decrease in DUI arrests during 2017.
- The movement of key DUI officers to earlier shifts accounts for the change in the 2017 totals.
- Despite a decrease in arrests in 2017, DUI enforcement remains a high priority at BPD

Street Level Violence – Shootings:

- In 2016 we responded to 39 shootings with a total of 9 subjects shot.
- By comparison, in 2017 we recorded 24 shootings with 7 shot.

Contributors to the Decrease in Crime:

- Problem Oriented Policing by the patrol division.
- Use of data driven responses to high crime areas and repeat call for service locations.
- Use of social media to crowd source suspect identifications.
- Systemic coordination on habitual adult and juvenile offenders.
- Participation in multiple task forces (Secret Service, FBI, DEA and U.S. Marshal's Service).
- Expanded deployment of our Public Safety Cameras.

2018 Departmental Goals:

- Fully deploy officer-worn body cameras to all uniformed officers across the department.
- Continue community outreach efforts through pro-social contacts in patrol areas as well as at the West Jefferson Community House.
- Work with the PSCRB on police-community issues as they arise.
- Maintain an open dialogue with the community regarding police-citizen relations.
- Continue working towards obtaining professional accreditation.
- Continue our focus on reducing violent street level gun and gang crimes.
- Continue department-wide training focusing on cultural diversity.

Alderman Sage thanked Chief Heffner for the presentation and complimented him and his department for the exceptional work that the police department team does. He has made a positive impact in the quality of life here in the City.

The following was presented:

Item 9D. Consideration of a Resolution designating and authorizing a project to reconfigure and resurface the intersection of Empire Street and Fairway Drive and the project to resurface IAA Drive from Empire Crossing to Rowe Drive as Redevelopment Projects in the Empire Street Corridor TIF District at a combined estimated cost of \$550,000 as requested by the Public Works Department and the Community Development Department's Office of Economic Development. *(Recommend the attached Resolution designating and authorizing two Redevelopment Projects in the Empire Street Corridor Redevelopment Project Area be approved and the Mayor and City Clerk be authorized to execute the necessary documents.) (Presentation by Jim Karch, Public Works Director, 5 minutes, City Council discussion 5 minutes.)*

Mr. Karch stated, this is a resolution that will allow for future eligibility of these capital projects to be funded and get reimbursement back from this TIF district, this Empire Street Corridor or TIF that has been established in 2016. Staff is asking for this resolution so that in the future the Council can choose to go toward them. IAA is one of those projects. This is part of the work that we are going to bring to you on April 23rd.

Alderman Mathy asked whether staff has a list of all the possible projects that could happen with inside of this TIF district. He recalled last fall Council received a list from the school district, which is the school district, the high school and junior high are included in this district, of projects they wanted to see. He wanted to see a list of those projects that have already been committed and future projects that could be funded in this test.

Mr. Karch stated, when the TIF was set up, there were eligible projects that were discussed as potential. Those materials were provided in the packet at that time, and the Council did act upon that. That was not definitive nor restrictive, but it gave some examples of what could be covered. Other ones could be added at that time, they have to be eligible as defined as we can see. There are certain definitions if you'll go to up on this slide. These are the objectives of that TIF district.

Mr. Mahrt stated, he is not completely familiar with the Empire Street TIF Redevelopment Plan, but it is his understanding that as long as they are TIF eligible expenses, we can bring those projects

forward if the increment is available.

Alderman Mwilambwe asked where the City stand in terms of the increment. Mayor Renner stated he does not think there is anything yet.

Mr. Karch stated in this past year we'll have roughly around \$35,000 in the increment generated, but the City is still waiting on some of those projects to come online to increase that increment.

RESOLUTION NO. 2018 – 22

A RESOLUTION OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS
AUTHORIZING TWO REDEVELOPMENT PROJECTS IN THE EMPIRE STREET CORRIDOR
REDEVELOPMENT PROJECT AREA
(Reconfiguration and Resurfacing of the Intersection of Empire Street and Fairway Drive
And the Resurfacing of IAA Drive from Empire Crossing to Rowe Drive)

Motion by Alderman Hauman second by Alderman Painter Council approves the attached Resolution designating and authorizing two Redevelopment Projects in the Empire Street Corridor Redevelopment Project Area be approved and the Mayor and City Clerk be authorized to execute the necessary documents.

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

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

Nays: None.

Motion carried.

The following was presented:

Item 9E. Consideration of a Resolution to provide financial support in the amount of \$17,625 for the Feasibility Report and Economic Impact Analysis regarding a potential multi-sport complex in Bloomington-Normal. *(Recommend the attached Resolution to provide financial support in the amount of \$17,625 for the Feasibility Report and Economic Impact Analysis regarding a potential multi-sport complex in Bloomington-Normal be approved and the Mayor and City Clerk be authorized to execute the necessary documents.) (Presentation by Steve Rasmussen, Interim City Manager, 10 minutes, City Council discussion, 20 minutes.)*

Mr. Rasmussen provided an overview of this item stating, Council and staff spoke about this over a month ago as he was approached by Mark Peterson, Town Manager for the Town of Normal asking whether the City wanted to share in the cost of this study. This was a study which was not to exceed \$47,000 and they had divided that up to spread it around the community between the Town, the City, the County and the Convention Visitors Bureau. Because of their budget restraints, the County was not able to participate in that. However, the Convention and Visitors Bureau did and would contribute one quarter which amounts to \$11,750 their contribution.

The remaining \$47,000, then is split between the City and the Town equally, would amount to \$17,625 as provided in your packet. He did not want to move forward until he received directions from Council on this item, and wanted to be certain that everybody understood that this is not to move forward with a sports complex, nor is it to commit in any way to a sports complex, but rather, to share in the cost of the study.

The study will look at all the areas in the Bloomington Normal area. It was simply an offer on their part to see if we wanted to share in it. In earlier communication with Council, he did not get a clear indication which way we wanted to go. Though he could have signed the agreement as it is under his signing authority, he did not want to proceed without the benefit of having this discussion with Council.

Alderswoman Hauman stated, the City need to participate in this feasibility study for two reasons. One, we need to partner in economic development options with our neighbor to the North because what benefits one community benefits the other community. We need the information to determine whether or not this would be a good fit for both our Bloomington and/or our community. Given the scope of the project, \$17,625 would be a modest investment to help us make a good decision.

Mayor Renner clarified that the CVB, Ms. Howard or Alderman Black who sits on the CDB board, as is being discussed, it was not necessarily assumed at all that this was going to be a publicly-funded project, that at best a public-private partnership.

Alderswoman Schmidt stated she is will support this item. As she read the scope of the study here, it became clear that at this is very similar to the kind of diligence and reporting we got back from Steve Friedman, on downtown Bloomington that I think is a report that gives us a lot of guidepost for anything that we're doing in terms of entering into an agreement with any kind of hotel vendor or developer.

It's not clear at this point though, a couple of things, what the actual geography of where they're looking, and also whether or not they would be doing an asset analysis of places that we already have. She expressed concern over the possible location of the as the City already attracts new sports to this community, and, we acknowledge what we already provide to ensure that the groundwork has been laid.

Ms. Howard stated, it is her hope that an inventory of all of the different opportunities we already have for use forge. There are a number of assets in this community, and, parks have them, our school district have them, and we have the arena.

Mr. Tetzloff stated, commented about a meeting that will occur tomorrow. In regards to the assets, they are three fourths through the City's Parks Master Plan, and Normal completed there's two years ago.

RESOLUTION NO. 2018 – 23

A RESOLUTION TO PROVIDE FINANCIAL SUPPORT IN THE AMOUNT OF \$17,625 FOR THE FEASIBILITY REPORT AND ECONOMIC IMPACT ANALYSIS REGARDING A POTENTIAL MULTI-SPORT COMPLEX IN BLOOMINGTON-NORMAL.

Motion by Alderman Hauman second by Alderman Mathy Council approves the attached Resolution to provide financial support in the amount of \$17,625 for the Feasibility Report and

Economic Impact Analysis regarding a potential multi-sport complex in Bloomington-Normal be approved and the Mayor and City Clerk be authorized to execute the necessary documents.

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

Ayes: Aldermen Mathy, Buragas, Black, Hauman, and Schmidt.

Nays: Alderman Sage, Mwilambwe, Painter, and Bray.

Motion carried.

The following was presented:

Item 9F. Consideration of various water contracts including a recommendation to approve each of the items presented in one motion. *(Recommend that each of the following contracts be approved as provided in the indicated.) (Presentation by Robert Yehl, Water Director 5 minutes, City Council discussion 15 minutes.)*

Mr. Yehl provide a brief overview about each of the items for consideration stating, these projects span from within the city limits up to like Evergreen to Lake Bloomington, they are very essential to our production ability to convey the water. We have a pump station Lake Evergreen, it pumps the water from Lake Evergreen as it's called, over Lake Bloomington so we can treat that water. It was constructed about 1970s and work in the mid 1980s. We replaced one pump in 2000ish, we took two older pumps from the 80s. These need to be brought up to standards. They are not staffed internally in the Water Department, to be able to provide the field observation inspections; therefore, we've asked the design consultant to watch the project when it's underway. So that's the observation portion of that.

Lake Bloomington and Evergreen, Miscellaneous repair projects. I'll show you pictures, but again, observation along with construction, we're not staffed to provide on-site all day resources to do that. So we've got observation, that's a forum that's going to watch the contractor work. Roll out the water main replacement, Lake Bloomington, this is about a three quarter mile water main replacement program. Lake Evergreen, you can see in the top left corner picture, there's a green transform in the bottom right of that, that's a 480-volt transformer, the bottom right pitchers 2400 volts, feed two pumps.

Bloomington and Evergreen Lake Spillways, Fencing buttresses, Ditching, we need to repair some ditching, some erosion, and some fences, put a drain in the bottom of the spillway so we can do our maintenance. It's a very expensive and complex job. It's broken into eight packages. They did take two packages out. One is an emergency drain in Bloomington, and will rebuild that package it later. The other one is tree removal. Some of our slopes are very, very poor conditions, but we're going to do some of that with our internal staff to bring the cost down at a later time. So that one of it includes observation as well. A water main, this is about three-quarter of a mile of water main on the west side of Lake Bloomington.

Meters. The graph I show in there is strictly meter changers. We usually talk about head, talk about RF meter changes, so we can read those remotely. This is just changing old meters. Some still have lead in them, some are at their end of their service life. We're supposed to replace about 10% a year, 10 your life expectancy. They are well behind steps doing a wonderful job of focusing on that. We've run out of money in that line and we're not a line item that's for meter accessories and stuff. They want to move 35,000 over so we can buy more meters, continue the progress.

Alderman Sage, commented on observation work that that had been done over the years, but could not recall exactly. He asked whether there will be provisions built in that deals with oversight.

Mayor Renner stated, standard contract language regarding the standard of care, what standards for the industry and what's expected for them to do their job. It is observation, and inspection. We have built in the budget that they will be on-site at all times when the contractor is working, makes it much more difficult to observe and get that day-to-day when you don't budget for the proper amount of time to watch either. But there are conditions in the contract that we would look towards if we needed to address that issue. We would have the opportunity to recover potentially in additional financial charges as a result of work that was not done specification.

Alderwoman Hauman asked about change orders that are received from George Gilder more often than others. She asked whether staff takes that into consideration when looking considering past projects.

Mr. Yehl stated he does not have the statistics on who we receive change orders and who more than others, that he could not speak to that directly, but do staff does consider that past history to some extent.

- a. A Professional Services Contract with Crawford, Murphy & Tilly, Inc. for Professional Engineering Services related to the Construction Observation of the Evergreen Lake Pump Station Electrical Conversion, (RFQ 2016-04, Resolution 16-10), not to exceed the amount of \$42,177.00, as requested by the Water Department. *(Recommend the attached Professional Services Contract with Crawford, Murphy & Tilly, Inc. for Professional Engineering Services related to the Construction Observation of the Evergreen Lake Pump Station Electrical Conversion in the amount not to exceed \$42,177.00 be approved, and the Interim City Manager and City Clerk be authorized to execute the necessary documents.)*

Motion by Alderman Black second by Alderman Painter Council approves the attached Professional Services Contract with Crawford, Murphy & Tilly, Inc. for Professional Engineering Services related to the Construction Observation of the Evergreen Lake Pump Station Electrical Conversion in the amount not to exceed \$42,177.00 be approved, and the Interim City Manager and City Clerk be authorized to execute the necessary documents.

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

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

Nays: None.

Motion carried.

- b. A Contract in the amount of \$447,011.50 for Miscellaneous Dam Repairs at Lake Bloomington and Evergreen Lake, City Re-Bid No. 2018-15, as requested by the Water Department. *(Recommend the attached Contract with Stark Excavating, Inc. be approved as the only bid for the Miscellaneous Dam Repairs at Lake Bloomington and Evergreen Lake in the amount of \$447,011.50 for Work Packages No. 1-8, and the Interim City Manager and City Clerk be authorized to execute the necessary documents.)*

Motion by Alderman Black second by Alderman Painter Council Recommend the attached Contract with Stark Excavating, Inc. be approved as the only bid for the Miscellaneous Dam Repairs at Lake Bloomington and Evergreen Lake in the amount of \$447,011.50 for Work Packages No. 1-8, and the Interim City Manager and City Clerk be authorized to execute the necessary documents

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

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

Nays: None.

Motion carried.

- c. A Professional Services Contract with Hanson Professional Services, Inc. for Professional Engineering Services related to the Construction Observation of the Miscellaneous Dam Repairs at Lake Bloomington & Evergreen Lake capital project, (RFQ 2016-04, Resolution 16-10), not to exceed the amount of \$101,700.00, as requested by the Water Department. *(Recommend the attached Professional Services Contract with Hanson Professional Services, Inc. for Professional Engineering Services related to the Construction Observation of the Miscellaneous Dam Repair Lake Bloomington & Evergreen Lake in the amount not to exceed \$101,700.00 be approved, and the Interim City Manager and City Clerk be authorized to execute the necessary documents.)*

Motion by Alderman Black second by Alderman Painter Council the attached Professional Services Contract with Hanson Professional Services, Inc. for Professional Engineering Services related to the Construction Observation of the Miscellaneous Dam Repair Lake Bloomington & Evergreen Lake in the amount not to exceed \$101,700.00 be approved, and the Interim City Manager and City Clerk be authorized to execute the necessary documents

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

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

Nays: None.

Motion carried.

- d. A Contract with WM. Masters, Inc. in the amount of \$199,875.00 for the Lake Evergreen Pump Station Electrical Conversion, City Bid No. 2018-33, as requested by the Water Department. *(Recommend the attached Contract with WM. Masters, Inc. be approved as the low bid for the Lake Evergreen Pump Station Electrical Conversion in the amount of \$199,875.00, and the Interim City Manager and City Clerk be authorized to execute the necessary documents.)*

Motion by Alderman Black second by Alderman Painter Council the attached Contract with WM. Masters, Inc. be approved as the low bid for the Lake Evergreen Pump Station Electrical

Conversion in the amount of \$199,875.00, and the Interim City Manager and City Clerk be authorized to execute the necessary documents.

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

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

Nays: None.

Motion carried.

- e. A Contract with George Gildner, Inc., in the amount of \$787,875.00, for the Water Main Replacement at Lake Bloomington (City Bid No. 2018-32), as requested by the Water Department. (Recommend the attached Contract with George Gildner, Inc. be approved as the low bid for the Water Main Replacement at Lake Bloomington in the amount of \$787,875.00, and the Interim City Manager and City Clerk be authorized to execute the necessary documents.)*

Motion by Alderman Black second by Alderman Painter Council the attached Contract with George Gildner, Inc. be approved as the low bid for the Water Main Replacement at Lake Bloomington in the amount of \$787,875.00, and the Interim City Manager and City Clerk be authorized to execute the necessary documents.

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

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

Nays: None.

Motion carried.

- f. Consideration of a Resolution approving a Change Order to Purchase Order #20180051-00 with Ferguson Enterprises in the amount of \$35,000.00 for the FY 2018 Water Meter Installation Program as requested by the Water Department. (Recommend the attached Resolution authorizing a Change Order in the amount of \$35,000.00 to Purchase Order #20180051-00 with Ferguson Enterprises and that the purchase of Neptune Water Meters and Accessories be approved, and the Mayor and City Clerk be authorized to execute the Resolution.)*

RESOLUTION NO. 2018 – 24

A RESOLUTION AUTHORIZING A CHANGE ORDER IN THE AMOUNT OF \$35,000.00 TO PURCHASE ORDER #20180051 WITH FERGUSON ENTERPRISES AND THE PURCHASE OF NEPTUNE WATER METERS AND ACCESSORIES

Motion by Alderman Black second by Alderman Painter Council the attached Resolution authorizing a Change Order in the amount of \$35,000.00 to Purchase Order #20180051-00 with

Ferguson Enterprises and that the purchase of Neptune Water Meters and Accessories be approved, and the Mayor and City Clerk be authorized to execute the Resolution.

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

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

Nays: None.

Motion carried.

City Manager's Discussion

Mr. Rasmussen had no further comments to offer.

Mayor's Discussion

Mayor Renner stated, he did wish to thank the staff and IT for all their help during Mayor's Open House in assisting with the video last Friday. Though it was a small core group, they had some very good discussions. That some people brought readings themselves to share, and we still had a little bit of time for potholes. He also thanked Scott Sprouls for helping him to get back in and getting my keys. He also thanked Mr. Rasmussen for attending the Town Hall Meeting Mayor's Open House, and helping to solve a couple of problems toward the end. You know, I do very much appreciate that, and at this point, I will turn over to council.

City Aldermen's Discussion

Alderwoman Hauman thanked Mr. Tetzloff for revamping the gazebo at Rollingbrook Park. She congratulated Alderman Buragas on her achieving being recognized as a rising star by her professional organization. She recognized two of the police officers for participating in the wheelchair basketball game on Saturday for a live show. She also thanked Mr. Rasmussen and the Finance Department for helping us through 2019 fiscal year budget.

Alderwoman Bray thanked the staff in the IT department for providing a new Alderman table in the office here as well as the printer. She really appreciated the time that it took to provide that to the office.

Adjournment


Motion by Alderman Black seconded by Alderman Bray adjourning the meeting. Meeting adjourned at 8:34 p.m.

Motion carried. (Viva Voce)

CITY OF BLOOMINGTON


Tari Renner, Mayor

ATTEST


Cherry L. Lawson, City Clerk